QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 18th day of December, 2025.

Notary

My Commission Expires: 9-28-26

Karen Johnson Davidson County
Batch # 1364098 DEEDQC
12/31/2025 11:00:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20251231-0104423

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owners:	Send Tax Bills to:	Map and Parcel No.
Peter Nesbitt 306 Spence Lane Nashville, TN 37210	SAME	09416001800

THIS INSTRUMENT is made and entered into on this the 18th day of December, 2025, by and between PETER NESBITT and DIANE NESBITT ("Grantors") and PETER NESBITT ("Grantee"); dated December 18, 2025.

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transform, release, relinquish, and quitclaims unto Grantee, all Grantors's right, title, and interest in and to the real property in the State of Tennessee, the following described real property located in Davidson County, and incorporated herein by reference:

Beginning at a point in the northerly margin of Marwood Lane, 150 feet easterly of the easterly line of Spence Lane, (as widened), thence easterly with said northerly line 140 feet to a point; thence northerly and parallel to Spence Lane 100 feet to a point; thence westerly parallel to Marwood Lane 140 feet; thence southerly 100 feet to the point of beginning, according to a survey dated February 25, 1986, by Larry L. Campbell, Registered Land Surveyor.

Being the same property conveyed to Phil R. Merryman and wife, Tine D. Merryman by deed from Robert L. Helton, unmarried, of record in Book 6795, page 468, Register's Office for Davidson County, Tennessee. Further conveyed to Tina Darlene Hastings Merryman by Quitclaim Deed form Phil Royce Merryman, pursuant to the Final Decree of Divorce of record in Book 8269, page 151, said Register's Office.

Being the same property conveyed to Peter Nesbitt and wife, Diane Nesbitt, by warranty deed from Tina Darlene Hastings Merryman, a single person, of record in Instrument No. 20121008-0091989, Register's Office for Davidson County, Tennessee.

For Informational Purposes ONLY

This is improved property known as: 1502 Marwood Lane, Nashville, TN 37210.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors makes no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this, the 18th day of December, 2025.

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PETER NESBITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PETER NESBITT**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this, the 18th day of December, 2025.

Notary Public

My Commission Expires: 9-28-26

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 22nd day of December, 2025.

DIANE NESBITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANE NESBITT**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this, the 22nd day of December, 2025.

Rylie L Newell STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Notary Public

My Commission Expires: 11/2/2027