This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1364226 DEEDQC
12/31/2025 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104614

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Echo Fallon 6640 Ascot Drive Antioch, TN 37013	NEW OWNER	151 09 0A 100.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Echo Fallon, an unmarried woman** "the Grantor," conveys and quitclaims unto **Echo Fallon, a single woman** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase I, Section II of record in Plat Book 9700, Page 638, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Echo Fallon, a married woman, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated December 15, 2022, and recorded on December 20, 2022, in Instrument No. 20221220-0131291, in the Register's Office for Davidson County, Tennessee. Grantor having since divorced pursuant to the Judgment of Divorce filed of record December 14, 2022 in Docket No. 102028 Div. B, 30th Judicial District Court, Parish of Vernon, Louisiana.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 17th day of December, 2025.

Echo Fallon (SEAL)
Echo Fallon

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said State and County, Echo Fallon, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

RACHEL S. RODDICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES JUNE 3, 2029

WITNESS my hand and official seal this 11 day of December, 2025.

Rachel S. Roddick
Notary Public
My commission expires: 6/3/2029

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

(Affiant)

Notary Public My commission expires: 11/15/28

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/11/25.

Affiant Signature – Joshua A. Terry

12/31/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/31/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27