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 # 1364907 DEEDQC
01/05/2026 08:42:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260105-0000044

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Virginia D. Etheridge 1004 Aladdin Drive Nashville, TN 37217	NEW OWNER	107-14-0-115.00

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, **Theresa Ann Hall, married** "the Grantor," conveys and quitclaims unto **Virginia D. Etheridge, 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. 182 on the Plan of Miro Meadows, of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Virginia D. Etheridge, a single woman and Theresa Ann Hall, married, with rights of survivorship, by Quitclaim Deed from Virginia D. Etheridge, a single woman, dated November 26, 2025, and recorded on December 8, 2025, in Instrument No. 20251208-0097056, in the Register's Office for Davidson County, Tennessee.

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 Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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 24th day of December, 2025.

_____(SEAL)
Theresa Ann Hall

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said State and County, **Theresa Ann Hall**, 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.

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WITNESS my hand and official seal this 24th day of December, 2025.

_____
Notary Public
My commission expires: Dec. 1, 2027

STATE OF TENNESSEE
COUNTY OF SUMNER

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

_____
(Affiant)

_____
Notary Public My commission expires: Dec. 1, 2027

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER