Karen Johnson Davidson County
Batch# 1367468 DEEDQC
01/08/2026 09:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260108-0001622

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E, Ste 270 Clearwater, FL 33759	Mitchell Sloan Guffee, Jr. 1604 Aaronwood Drive Old Hickory, TN 37138

Order Number: C-TN945026

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Mitchell Sloan Guffee, Jr., a/k/a Mitchell Sloan Guffee, widowed and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Mitchell Sloan Guffee, Jr., an unmarried man,** whose address is 1604 Aaronwood Drive, Old Hickory, TN 37138, all the Grantor(s) interest in the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 13 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550 through 552, inclusive, as corrected in Book 7462, Page 445 and Book 8110, Page 401, and amended to change name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page{s) 550 through 552, inclusive, as corrected in Book 7462, Page 445 and Book 8110, Page 401, and amended to change name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee;

Subject to terms, provisions, covenants, conditions, restrictions, easements, charges,

assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, Page 739, Book 7462, Page 445 and Book 8336, Page 393, Register's Office for Davidson County, Tennessee.

Subject to the Charter of Hampton Park Homeowners Association of record in Book 8517, page 762 and amended in Book 8833, Page 216, Register's Office for Davidson County, Tennessee.

Subject to the Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, Register's Office for Davidson County, Tennessee.

Subject to easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 11030, Page 785; Book 11030, P740; Book 11030, Page 737, Book 8657, Page 179 and Book 11030, Page 743, Register's Office for Davidson County, Tennessee.

Subject to easement (s) to United States of America, as set forth in instrument recorded in Book 2247, Page 75, Register's Office for Davidson County, Tennessee.

Subject to easement(s) of record in Book 7489, Page 515; Book 8951, Page 797; Book 7460, Page 930; Book 8739, Page 991 and Book 8007,Page 235, Register's Office for Davidson County, Tennessee.

Subject to Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, Register's Office for Davidson County, Tennessee.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 063-16-0B-013-00
Property Address: 1604 Aaronwood Drive, Old Hickory, TN 3713

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20161222-0134582 in the Recorder's Office, Davidson County, Tennessee.

WHEREAS, Linda Guffee and Mitchell Sloan Guffee, Wife and Husband, held title to the property as presumed tenants by the entirety. Linda Guffee, aka Linda Poole Guffee died on September 13, 2021 as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Mitchell Sloan Guffee by operation of law as the surviving tenant by the entirety.

Signed this 30 day of December, 2025

Signature of Grantor:

Mitchell Sloan Guffee, Jr.
Mitchell Sloan Guffee, Jr.,
a/k/a Mitchell Sloan Guffee

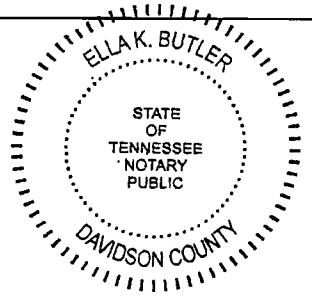
STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of December, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Mitchell Sloan Guffee, Jr., a/k/a Mitchell Sloan Guffee known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Ella K. Butler
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



County Parcel Number: 063-16-0B-013-00
Property Address: 1604 Aaronwood Drive, Old Hickory, TN 3713

Oath of Consideration

I or we, Mitchell Sloan Guffee, Jr, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 30 day of December, 2025

Signatures of Affiant(s):

Mitchell Sloan Guffee Jr.
Mitchell Sloan Guffee, Jr.
Sworn and subscribed before me this 30 day of December, 2025

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jordan Shannon, 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 12/30/2025 (date of document).

Affiant Signature

1/7/2026
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 7 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026