Karen Johnson Davidson County
Batch# 1367610 DEEDQC
01/08/2026 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260108-0001803

**THIS INSTRUMENT PREPARED BY:**
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This quitclaim deed was prepared without the benefit of a title search.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Rita Dunbar<br>5328 Flagstone Drive<br>Antioch, Tennessee 37013 | NEW OWNERS | 176-02-0-027.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shanice R. Simpson, a single woman,** by these presents does hereby quitclaim and convey unto **Rita Dunbar,** her heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section 15 Peppertree Forest of record in Plat Book 7900, Page 574, Register's Office of Davidson County, Tennessee, to which plan reference is hereby maede for a more complete description of the property.

Being the same property conveyed to Rita Dunbar, f/k/a Rita Dunbar-Berry, a single woman, and Shanice R. Simpson, a single woman, from Rita Dunbar, f/k/a Rita Dunbar-Berry by Quitclaim Deed dated April 11, 2024, and recorded April 19, 2024, in Instrument No. 20240419-0028047, Register's Office of Davidson County, Tennessee.

Commonly known as: 5328 Flagstone Drive, Antioch, Tennessee 37013.

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of January 2026.

Affiant

My commission expires: 1.24.29
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of January 2026.

**Shanice R. Simpson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Shanice R. Simpson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of January 2026.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 1-8-26

Affiant Signature

8th day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028