THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** Karen Johnson Davidson County Batch # 1367809 DEEDQC 01/09/2026 09:50:21 AM 3 pgs Fees: $17.00 Taxes: $0.00 20260109-0002053	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 7th day of January, 2026. Notary Public My Commission Expires: _____ NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires November 25, 2028

QUITCLAIM DEED

Address New Owner: Karen Ginnett and Dieter Ginnett and Philip Nielsen 4922 Barella Drive Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: 162 03 0 310.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Karen Rodriguez n/k/a Karen Ginnett, married, and Philip Nielsen, married, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Karen Ginnett and Dieter Ginnett, husband and wife, and Philip Nielsen, married, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantees") their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being known and designated as all of Lot No. 144 on the Plan of Haywood Hills, Section Three, as shown on the plat of the same of record in Book 4460, Pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being further described as follows:

Beginning at a point in the Easterly margin of Barella Drive, said point being common corner of Lot Nos. 143 and 144; thence with the line between said two lots, Eastwardly 94.40 feet to a point; thence Northwardly 128.62 feet to the Southerly margin of Tuscarora Drive; thence with the Southerly margin of said Drive, Westwardly 116.73 feet to the beginning of a curve to the left, thence around said curve, which has a radius of 25 feet, 35.97 feet to the Easterly margin of Barella Drive; thence with the Easterly margin of said Barella Drive, Southwardly 89.74 feet to the point of beginning.

Being the same property conveyed to Karen Rodriguez, married, and Philip Nielsen, married, as joint tenants with right of survivorship by Warranty Deed from Oneda Edmundson, Successor Trustee of The Omer and Jackie Allen Living Trust, Dated September 20, 2016, and any amendments thereto, of record in Instrument No. 20230814-0062832 in the Register's Office of Davidson County, Tennessee, dated August 11, 2023, and recorded on August 14, 2023. Affidavit of Scrivener's Error of record in Instrument No. 20230822-0065291.

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.

IN WITNESS WHEREOF, this instrument is effective as of this 26 day of December 2025

Philip Nielsen

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Philip Nielsen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of December 2025.

Notary Public State of Florida
Melanie Polanco
My Commission HH 744990
Expires 12/1/2029

Melanie Polanco
Notary Public
My Commission Expires: 12/1/2029

Karen Rodriguez n/k/a Karen Ginnett

Karen Rodriguez n/k/a Karen Ginnett

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson KG)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Karen Rodriguez n/k/a Karen Ginnett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of January 2026

MARIA A VARGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 05/08/2029