Karen Johnson Davidson County
Batch# 1368010 DEEDQC
01/09/2026 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $8,998.40
20260109-0002297

QUITCLAIM DEED

FROM: **VOLUNTEER BANK,**
a Tennessee banking corporation,
Grantor

TO: **JEFFREY CHRISTIAN and CAROL CHRISTIAN,**
Grantee

This instrument was prepared by:
S. Madison Roberts, IV
Stites & Harbison PLLC
401 Commerce St., Ste 800
Nashville, Tennessee 37219

Name & Address of New Owner:	Send Tax Bills to:	Tax Parcel No(s):
Jeffrey Christian and Carol Christian 660 Coles Ferry Road Gallatin, TN 37066	Same as New Owner	131-03-0-087.00 131-03-2-O-001.00 131-03-2-O-002.00

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

The actual consideration or value, whichever is greater, for this transfer is TWO MILLION FOUR HUNDRED THIRTY-TWO THOUSAND AND NO/100 DOLLARS ($2,432,000.00).

AFFIANT

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO before me, this the 8th day of January, 2026.

Notary Public
My Commission Expires: 8/24/27

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VOLUNTEER BANK**, a Tennessee banking corporation ("Grantor"), has bargained and sold, and by these presents hereby conveys, remises, releases and forever quitclaims unto **JEFFREY CHRISTIAN AND CAROL CHRISTIAN, HUSBAND AND WIFE** ("Grantee"), their successors and assigns, all right, title and interest that Grantor has in certain real estate in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

Said property is conveyed subject to such limitations restrictions and encumbrances as may affect the premises which may be of record or otherwise.

GRANTOR:

VOLUNTEER BANK,
a Tennessee banking corporation

By: _____
Name: Jimmy Overton
Title: V. P.

STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, Frankie A. Matthews, a Notary Public of said County and State, personally appeared Jimmy Overton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged [himself / herself] to be Vice President (or other officer authorized to execute the instrument) of Volunteer Bank, the within named bargainor, a TN banking corp and that [he / she] as such Vice President executed the foregoing instrument for the purposes therein contained, by signing and attesting the name of the corporation by [himself / herself] as its Vice President.

Witness my hand and seal, at Office, this 5th day of January, 2026.

_____
Notary Public

My Commission Expires: 1-20-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

Property Description

Being Units 1802 and 1804, 1804 Shackleford Road Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration record in Instrument No. 20220310-0027876, as amended in Instrument No. 20220824-0095682, and as shown on the Plat recorded as Exhibit "B" of said Declaration, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Volunteer Bank, a Tennessee banking corporation, by Successor Trustee's Deed, of record as Instrument Number 20251114-0091088, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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

Date: 1/8/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER