Karen Johnson Davidson County
Batch# 1368147 DEEDQC
01/12/2026 09:11:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20260112-0002508

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CANDACE L. REEVE
EDWARD A. REEVE
3709 ESTES RD.
NASHVILLE, TN 37215

OWNER (SEND TAX BILLS TO):

CANDACE L. REEVE
EDWARD A. REEVE
3709 ESTES RD.
NASHVILLE, TN 37215

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CANDACE L. REEVE and EDWARD A. REEVE, wife and husband, acquired as husband and wife (herein, "Grantor"), whose address is 3709 Estes Rd., Nashville, TN 37215, hereby bargains, sells, remises, releases, quit claims and conveys to CANDACE L. REEVE and EDWARD A. REEVE, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 3709 Estes Rd., Nashville, TN 37215, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3709 Estes Rd., Nashville, TN 37215

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 23 day of December 2025

PIN NO: 116-12-0-085.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Candace L. Reeve

Candace L. Reeve

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Candace L. Reeve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of December 2025

[Affix Notary Seal]

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Ronielle Robins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03.08.2028

GRANTOR:

Edward A. Reeve

Edward A. Reeve

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Edward A. Reeve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of December 2025

[Affix Notary Seal]

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Ronielle Robins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03.08.2028

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is _____.

Grantee:

Grantee signature: Candace L Reeve
Candace L. Reeve

Subscribed and sworn to under oath before me, this 23 day of December, 2025 by Candace L. Reeve.

Ronielle Robins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03.08.2028

[Affix Notary Seal]

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Grantee:

Grantee signature: Edward A Reeve
Edward A. Reeve

Subscribed and sworn to under oath before me, this 23 day of December, 2025 by Edward A. Reeve.

Ronielle Robins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03.08.2028

[Affix Notary Seal]

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 3-8-2028

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY HALF OF LOT NO. 6 AND THE NORTHERLY HALF OF LOT NO. 7 OF BLOCK D ON THE MAP OF WOODMONT LANE HOMESITES OF RECORD IN PLAT BOOK 1130, PAGE 13, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOT NOS. 6 AND 7 FRONT TOGETHER 100 FEET ON THE WESTERLY SIDE OF ESTES ROAD AND RUN BACK BETWEEN PARALLEL LINES 155 FEET TO A DEAD LINE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20230711-0053075, on July 11, 2023.

PIN NO: 116-12-0-085.00

STREET ADDRESS:

3709 Estes Rd., Nashville, TN 37215

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Peter Ransey, 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 12/23/2025.

Date

Affiant Signature

12/23/2025

Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 23RD day of December, 2025.

Notary's Signature

OFFICIAL SEAL
LOURDES SIMMS
Notary Public, State of Illinois
Commission No. 908205
My Commission Expires February 07, 2028

My Commission Expires: 2/7/28
Date

Notary's Seal (if on paper)