Karen Johnson Davidson County
Batch# 1369457 DEEDQC
01/13/2026 01:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260113-0003177

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		Marie E. Nellist 5036 Cobblestone Creek Drive Whites Creek TN 37189

Order Number: TN 25-2150

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Marie E. Nellist, an unmarried woman and Carole Grace Nellist, an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Marie E. Nellist, an unmarried woman,** whose address is 5036 Cobblestone Creek Drive, Whites Creek, TN 37189, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 18 on the plan of Cobblestone Creek, Phase One, of record as Instrument No. 20040804-0093531 and amended in Instrument No. 20041022-0127319, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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

County Parcel Numbers: 41-1-A-18
Street address of property: 5036 Cobblestone Creek Drive, Whites Creek, TN 37189

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20250326-0022755 in the Register’s Office, Davidson County, Tennessee.

Signed this 30 day of December, 2025.

Signature of Grantor (1 of 2):

Marie Nellist

Marie E. Nellist

STATE OF Florida, COUNTY OF Hillsborough, 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 Marie E. Nellist 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 her 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.

Virginia Parsons

Notary Public

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Virginia Parsons
Electronic Notary Public
State of Florida
Commission #: HH323078
Commission Expires: 10/17/2026

Signed this 30 day of December, 2025.

Signature of Grantor (2 of 2):

Carole Grace Nellist

Carole Grace Nellist

STATE OF Florida, COUNTY OF Hillsborough, 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 Carole Grace Nellist 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 her 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.

Notarized online using audio-video communication

Virginia Parsons
Electronic Notary Public
State of Florida
Commission #: HH323078
Commission Expires: 10/17/2026

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: 41-1-A-18
Street address of property: 5036 Cobblestone Creek Drive, Whites Creek, TN 37189

Oath of Consideration

I or we, Marie Nellist and Carole Grace Nellist, 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):

Marie Nellist

Carole Grace Nellist

Sworn and subscribed before me this 30 day of December, 2025.

Notarized online using audio-video communication

Virginia Parsons
Electronic Notary Public
State of Florida
Commission #: HH323078
Commission Expires: 10/17/2026

Notary Public

Certificate of Authenticity

I, Christina Moloney, 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 December 26th, 2025.

Date

Affiant Signature

1/9/2026
Date

State of Florida

County of Pasco

Sworn to and subscribed before me this 9th day of January, 2026.

Notary's Signature

My Commission Expires: 7/29/2029
Date

Notary's Seal (if on paper)

LORI ANN GENNA
Notary Public
State of Florida
Comm# HH704399
Expires 7/29/2029