THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 042110B
PARCEL: 057.00CO

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Erica Rae Denton Zehel
611 Colony Trace Dr.
Madison, TN 37115

Karen Johnson Davidson County
Batch # 1369576 DEEDQC
01/14/2026 09:50:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260114-0003325

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, I, Valentine Zehel, Grantor, by these presents do hereby quitclaim and convey unto Erica Rae Zehel, a married woman, Grantee, her successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, as follows:

Being Apartment Unit No. 611 of the Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by Instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erica Rae Denton Zehel and spouse, Valentine Zehel by Quitclaim Deed dated 8/5/2016 from Erica Rae Denton Zehel, formerly known as Erica Rae Denton, and Vivian Denton of record in Instrument No. 20160916-0097530, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 611 Colony Trace Dr., Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hand on the 9th day of January, 2026.

Valentine Zehel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Valentine Zehel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2026.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Karen Heavener
Affiant

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

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY