NEW OWNER:
Wallicia McDaniels, Trustee
512 Eversholt Court
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2500 N Mt Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch # 1369804 DEEDQC
01/15/2026 08:41:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260115-0003603

SEND TAX BILLS TO:
New Owner

File No. 25-0153

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
149-010B-28.00CO

QUITCLAIM DEED

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, **Wallicia McDaniels, unmarried,** does hereby convey her interest in the below property unto **Wallicia McDaniels, Trustee of the Wallicia McDaniels Revocable Living Trust, under agreement dated January 13, 2026,** its heirs and assigns, forever, all of her right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 309, on the Plan of Phase III, Piccadilly Square, a Planned Unit Development, of record in Plat Book 6250, Page 892, 893 and 894, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description. There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PICCADILLY SQUARE, as said areas are set forth and defined in Restrictions of record in Book 6236, Page 683, amended in Book 6295, Pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596 and 602; Book 6300, Pages 423, 431, 439 and 409, re-recorded in Book 6306, Pages 833 and Book 6496, Pages 100, 107 and 114; and Book 6518, Pages 184 and 190, clarified in Book 6830, Page 739; and Charter of record in Book 7288, Page 963; Register's Office for Davidson County, Tennessee to which reference is hereby made for more particulars.

Being the same property conveyed to Wallicia McDaniels by Quitclaim Deed from Wallicia McDaniels Amos, dated March 3, 2017 and of record in Instrument No. 20170306-0021571, Register's Office for Davidson County, Tennessee. For further reference, see Instrument Nos. 20160525-0052610; 20130206-0012249; and 20090916-0086537, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 512 Eversholt Court, Antioch, TN 37013.

WITNESS SIGNATURE(S) this 13th day of January, 2026.

Wallicia McDaniels

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Wallicia McDaniels**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 2026.

Notary Public

My commission expires: 07/25/2029

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 13th day of January, 2026.

Notary Public

My commission expires: 07/25/2029

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON