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

MAP: 059110
PARCEL: 040.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Kathryn Diana Corley & Peggy Ann Coward
705 Work Drive
Nashville, TN 37207

Karen Johnson
Batch # 1371646
01/22/2026 09:35:51 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260122-0005195

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, Kathryn Diana Corley, Grantor, by these presents do hereby quitclaim and convey unto Peggy Ann Coward, unmarried, Grantee, her successors and assigns a 1/2 (one-half) undivided interest to be held as tenants in common with rights of survivorship, in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, Tennessee is more particularly described as follows, to-wit:

Being Lot No. 261 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, Register's Office for said County.

Said lot fronts 70 feet on the Southeasterly side of Work Drive and runs back 112.2 feet on the Northeasterly line and 144.9 feet on the Southwesterly line to a dead line in the rear, which is a broken line, on which it measures 112.3 feet.

Being the same property conveyed to Kathryn Diana Corley by Affidavit of Heirship as to the heirs of Florence Elizabeth Corley dated 11/6/2012 and being of record in Instrument No. 20121116-0106144, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 705 Work Drive, Nashville, TN 37207.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 20 day of January, 2026.

Kathryn Diana Corley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathryn Diana Corley, 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 20th 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 20th day of January, 2026.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY