QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: *Bennett & Pressley, P. C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122* *(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*	
NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(i)(a), being a deed from one former spouse to the other former spouse for the dissolving of a tenancy by the entirety. Pursuant to T.C.A. §67-4-409(a)(1)(e) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 1372820 DEEDQC 01/23/2026 08:53:30 AM 2 pgs Fees: $12.00 Taxes: $0.00 20260123-0005672

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Sara Jo DePhillips 1713 Haleys Hope Court Nashville, TN 37209	Same as New Owner	114-07-0B-152.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, and for the express purpose of dissolving a tenancy by the entirety between myself and my former wife and vesting sole title to the property in her, I, **PAUL A. WIZNIUK** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **SARA JO DEPHILLIPS, f/k/a SARA D. WIZNIUK** (hereinafter "Grantee"), all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Six, Addition to Westchase of record in Plat at Instrument No. 20050617-0069470, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara D. Wizniuk and husband, Paul A. Wizniuk, by Warranty Deed from Hannah Ross, married, dated August 13, 2021 and recorded on August 25, 2021 in Instrument No. 20210825-0114722 in the Register's Office for Davidson County, Tennessee.

The said Sara D. Wizniuk and Paul A. Wizniuk were divorced by Final Decree entered by the Fourth Circuit Court of Davidson County, Tennessee in Docket No. 25D-915 on December 3, 2025. In said Final Decree the said Sara D. Wizniuk had her maiden name of Sara Jo Dephillips restored to her; she is one and the same as, and formerly known as, Sara D. Wizniuk. This conveyance vests sole title to and ownership of the property in her carrying out the provision for same contained in the Final Decree.

This is improved property known as 1713 Haleys Hope Court, Nashville, TN 37209.

This conveyance is subject the lien of the Deed of Trust of record in Instrument No. 20100825-0114723 in the Register's Office for Davidson County, Tennessee, and is further subject to all matters referenced in deeds in the chain of title of the tracts conveyed, all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 22ND day of January, 2026.

PAUL A. WIZNIUK, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **PAUL A. WIZNIUK**, Grantor in the within instrument, with whom I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that he did so freely and voluntarily and for the purposes therein contained.

WITNESS MY HAND and seal this 22nd day of January, 2026.

Commission Expires: 9-16-2028

NOTARY PUBLIC

RICARDO GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028

Certificate of Authenticity

I, S. Nixon Pressley, 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 the 22nd day of January, 20 26.

S. Nixon Pressley, Affiant — January 22, 2026 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 22nd day of January, 20 26.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027