Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Stephen Clarke and Jacqueline Clarke 8413 Gullett Drive Hermitage, TN 37076	New Owners " "	075 07 0 002.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 29 day of January 2026.

Notary Public

My Commission Expires: _____
(Affix Seal)

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Karen Johnson Davidson County
Batch# 1375630 DEEDQC
02/04/2026 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260204-0007721

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah K. Watson, f/k/a Sarah E. Kelley, and Brandon D. Watson, wife and husband,** hereinafter referred to as the Grantor, hereby quitclaims unto **Stephen Clarke and Jacqueline Clarke, a married couple,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Reserved Parcel "D" on the Plan of HERMITAGE ESTATES, as of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sarah K. Watson, f/k/a Sarah E. Kelley, and Brandon D. Watson, wife and husband, by Quitclaim Deed from A. H. Johnson Co., L.L.C., a Tennessee limited liability company, successor by conversion to The A. H. Johnson Co., L.P., of record in Instrument No. 20230124-0005247, in the Register's Office for Davidson County, Tennessee, dated January 23, 2023, and recorded on January 24, 2023.

This is unimproved property known as: **0 Gullett Drive, Hermitage, TN 37076.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 29 day of January 2026.

GRANTOR:

Sarah K. Watson

Sarah K. Watson

Brandon D. Watson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sarah K. Watson and Brandon D. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 29 day of January 2026.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1/29/26 (date of document).

Affiant Signature

1/29/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 29th day of January, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29