AFTER RECORDING RETURN TO:
SHARON ANN PETERS
2813 Buena Vista Pike
Nashville, TN 37218
File No. H-302264-SFB

Karen Johnson Davidson County
Batch# 1376862 DEEDQC
02/06/2026 08:14:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260206-0008585

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 070 02 0 072.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 14th day of January, 2026, by and between **SHARON ANN PETERS, unmarried and SHARON ANN WOODARD PETERS, as Executrix of the Estate of ELEANOR ANN HOOTEN, Deceased,** residing at 2813 Buena Vista Pike, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **SHARON ANN PETERS, unmarried,** residing at 2813 Buena Vista Pike, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2813 Buena Vista Pike, Nashville, TN 37218

THIS BEING THE SAME PROPERTY CONVEYED TO SHARON ANN PETERS AND ELEANOR ANN HOOTEN, BOTH UNMARRIED FROM ELEANOR ANN HOOTEN WHO ACQUIRED TITLE AS ELEANOR A. WOODARD AND SHARON ANN PETERS WHO ACQUIRED TITLE AS SHARON A. WOODARD, AS TENANTS-IN-COMMON, DATED 10/04/2021 AND RECORDED ON 03/14/2022 IN INSTRUMENT NO. 20220314-0029110, IN THE DAVIDSON COUNTY RECORDERS OFFICE. The said ELEANOR ANN HOOTEN passed away on 02/21/2025 and SHARON ANN WOODARD PETERS was named as Executrix per Docket No. 25P2017.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SHARON ANN PETERS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SHARON ANN PETERS** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County Nashville, TN, this 14th day of January, 2026.

Notary Public

My Commission expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Estate of ELEANOR ANN HOOTEN, Deceased

By: Sharon Ann Woodard Peters, Executrix
SHARON ANN WOODARD PETERS, Executrix

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SHARON ANN WOODARD PETERS, as Executrix of the Estate of ELEANOR ANN HOOTEN, Deceased** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Nashville, Tennessee, this 14th day of January, 20 26.

Unity Anderson
Notary Public

My Commission expires: May 8, 2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Sharon Ann Peters

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 14th day of January, 20 26

Notary Public
My Commission Expires: May 8, 2029

Name and address for person(s) responsible for taxes:

SHARON ANN PETERS
2813 Buena Vista Pike
Nashville, TN 37218

Name and address of property owner:

SHARON ANN PETERS
2813 Buena Vista Pike
Nashville, TN 37218

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE TO WIT:

BEING LOT NO. 20 ON THE PLAN OF SHAWNWOOD, SECTION THREE, AS OF RECORD IN BOOK 6050, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID No. 070 02 0 072.00

Property commonly known as: 2813 Buena Vista Pike, Nashville, TN 37218

Tennessee Certification of Electronic Document

I, Alexandra Merolla, 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 January 14, 2026 (date of document).

Affiant Signature

1/14/2026
Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 14 day of January, 2026.

Notary Public
My Commission Expires: 12/15/26

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026