AFTER RECORDING RETURN TO:

Visionet Systems Inc.
111 Technology Dr
Pittsburgh, PA 15275
File No. 34955

Karen Johnson Davidson County
Batch # 1376912 DEEDQC
02/06/2026 09:34:22 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260206-0008649

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

Tax ID No.: 04900000900

33 294376

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 1 day of JANUARY 2026 by and between **Eugene Wyatt, Jr., a married man, joined by spouse, Deborah Wyatt,** residing at 4723 Clarksville Pike, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Eugene Wyatt, Jr. and Deborah Wyatt, a married couple, as joint tenants with right of survivorship,** residing at 4723 Clarksville 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: 4723 Clarksville Pike, Nashville, TN 37218

Being the same property conveyed to the Grantor(s) in a Deed recorded on 1/15/2004 under Instrument No. 20040115-006323 in the Register's Office of Davidson County, Tennessee.

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.

Eugene Wyatt, Jr.
Eugene Wyatt, Jr.

Deborah Wyatt
Deborah Wyatt

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Eugene Wyatt, Jr. and Deborah Wyatt, 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 Nashville SI TN, this 7 day of January, 20 26.

Susie J Ingram
Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

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

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.

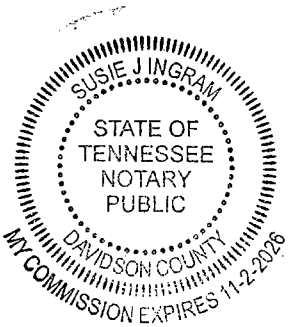
Eugene Wyatt, Jr Deborah Wyatt
Affiant

Print Name: Eugene Wyatt, Jr Deborah Wyatt

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 7 day of January, 2026.

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026



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

Eugene Wyatt, Jr. and Deborah Wyatt
4723 Clarksville Pike
Nashville, TN 37218

Name and address of property owner:

Eugene Wyatt, Jr. and Deborah Wyatt
4723 Clarksville Pike
Nashville, TN 37218

Tennessee Certification of Electronic Document

I, Susie J Ingram, 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 7, 2026 (date of document).

Eugene Wyatt G. Deboard Wyatt
Affiant Signature

1-7-26
Date

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 7 day of January, 20 26.

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026

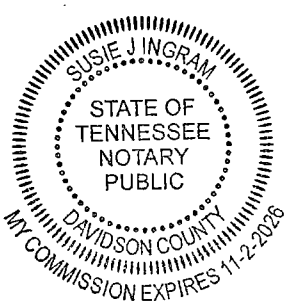


EXHIBIT A
LEGAL DESCRIPTION

ALL THE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE 7 APRIL 1938, BY E. J. WILKINSON, SURVEYOR, AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF STATE HIGHWAY NO. 112 (CLARKSVILLE HIGHWAY) AT A POINT 1467 FEET NORTHERLY FROM THE CENTER LINE OF STEVENS LANE, SAID AID POINT BEING ALSO THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO JOHN V. WINTERS, OF RECORD IN BOOK 2707, PAGE 79, REGISTER'S OFFICE FOR SAID COUNTY, AND RUNNING THENCE S 76 43' W 300 FEET, ALONG WINTERS' NORTHERLY LINE, TO WINTERS' NORTHWESTERLY CORNER, THENCE NO. 1309' W 88 FEET TO A POINT; THENCE N 74 25' E 300 FEET TO THE WESTERLY MARGIN OF SAID HIGHWAY, S 13 09' E 100 FEET TO THE BEGINNING.

TRACT II: LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY DATED 7 APRIL 1938, BY Z.J. WILKINSON, SURVEYOR, AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF STATE HIGHWAY NO. 112 (CLARKSVILLE HIGHWAY) AT THE NORTHEASTERLY CORNER OF PROPERTY CONVEYED BY MOORE TO DUNAWAY BY DEED OF RECORD IN BOOK 2747, PAGE 204, REGISTER'S OFFICE FOR SAID COUNTY, THENCE RUNNING ALONG THE MARGIN OF SAID HIGHWAY N 13 09' W 30 FEET TO A POINT LYING 25 FEET SOUTHERLY FROM THE SOUTHEASTERLY CORNER OF PROPERTY CONVEYED TO CARL B. DOUGLAS BY DEED OF RECORD IN BOOK 2595, PAGE 31, SAID REGISTER'S OFFICE; THENCE S 73 W 300 FEET TO A POINT LYING 22 FEET SOUTHERLY FROM THE SOUTHWESTERLY CORNER OF THE SAID DOUGLAS PROPERTY THENCE; S 13 09' E 43.8 FEET MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO DUNAWAY BY THE SAID DEED OF RECORD IN BOOK 2747, PAGE 204, THENCE ALONG THE NORTHERLY LINE OF DUNAWAY'S SAID PROPERTY, W 74 25' E 300 FEET TO THE BEGINNING.

PARCEL ID: 04900000900

Property commonly known as: 4723 Clarksville Pike, Nashville, TN 37218