Karen Johnson Davidson County
Batch# 1378588 DEEDQC
02/10/2026 09:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260210-0009963

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Billy A. Neill and
Nancy Vienneau Short
936 Archer ST
Nashville, TN 37203

Send Tax Bills To:
same

Map/Parcel Number:
105 01 0 625.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Billy A. Neill and Nancy Vienneau Short (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Billy A. Neill, unmarried, and Nancy Vienneau Short, unmarried, as equal tenants in common (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

ALL THAT PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 8384, PAGE 129, ID# 105.01-625, BEING KNOWN AND DESIGNATED AS LOT 3, NEW HOPE, FILED IN PLAT BOOK 6900, PAGE 996, RECORDED 10/18/1989, BY FEE SIMPLE DEED FROM NASHVILLE RESOURCE FOUNDATION, INC. AS SET FORTH IN BOOK 8384 PAGE 129 DATED 06/24/1991 AND RECORDED 06/26/1991, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

Being the same property conveyed to Billy A. Neill, unmarried, and Nancy Vienneau Short, unmarried, full rights of survivorship, from Michael Neuman and wife, Cara Neuman; and Victor Pandzik; and Bryan McGee and wife, Kendra McGee, by Warranty Deed dated August 25, 2014, of record at Instrument No. 20140828-0078651 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 936 Archer Street, Nashville, Tennessee 37203.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

The purpose of this conveyance is to vest title to the Property one-half (1/2) in the name of Billy A. Neill and one-half (1/2) in the name of Nancy Vienneau Short, as equal tenants in common, without rights of survivorship.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 9th day of February, 2026.

Billy A. Neill, Grantor

Nancy Vienneau Short, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Billy A. Neill, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of February, 2026.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Nancy Vienneau Short, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of February, 2026.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

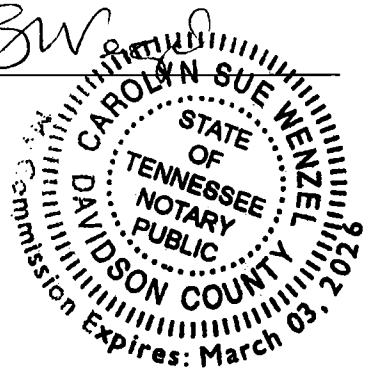
The actual consideration for this transfer is zero dollars ($0.00)

Billy A. Neill, Affiant

Subscribed and sworn to before me this 9th day of February, 2026.

Notary Public

My Commission Expires: March 3, 2026



CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 February 9, 2026.

Carolyn S. Wenzel

February 9, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of February, 2026.

Notary Public

My Commission Expires: 10/4/27

