Karen Johnson
Batch # 1378651
02/10/2026 10:41:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260210-0010037

This instrument prepared by:
Emily Guthrie
Tune, Entrekin & White, PC
500 11th Avenue North
Suite 600
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	**SEND TAX BILLS TO:**	**Map and Parcel No.**
Tracey Seals and Morgan B. Rangel 1222 Berwick Trail Madison, TN 37115	New Owners	052 16 0 068.00

FOR AND IN CONSIDERATION of ten and 00/100 ($10.00) dollar and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **TRACEY SEALS**, an unmarried woman (the "Grantor") hereby transfers, conveys, and quitclaims unto **TRACEY SEALS**, an unmarried woman, and **MORGAN B. RANGEL**, a married woman, as joint tenants with right of survivorship, (the "Grantees"), all her right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 58-B on the Revised Re-Subdivision of Lot 58 on the Plan of Marlin Meadows, Section 4, of record in Book 2330, Page 113, Register's Office for said County.

Being the same property conveyed to B.J. Seals and his wife Montye C. Seals, by Installment Deed of record in Book 3281, Page 229 and 230, Register's Office for Davidson County, Tennessee. The said B.J. Seals having since died on May 13, 2018, vesting sole ownership to Montye C. Seals. The said Montye C. Seals having since died on October 3, 2019, vesting property in her heirs at law being Tracey Seals, Terry Seals and Joey Seals. See Affidavit of Heirship of record in Instrument No. 202006260069694.

Being the same property conveyed to Tracey Seals by Tracey Seals, Terry Seals, and Joey Seals by Quitclaim Deed of record in Instrument No. 20200626-0069695.

This is improved property known as: 1222 Berwick Trail, Madison, TN 37115.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of February 2026.

Tracey Seals

Tracey Seals

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared **TRACEY SEALS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and seal this 6th day of February, 2026.

Candace Croom

Notary Public

My Commission Expires: 1-30-2027

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $10.00.

Tracey Seals
TRACEY SEALS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared **TRACEY SEALS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

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