Karen Johnson Davidson County
Batch# 1379272 DEEDQC
02/11/2026 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260211-0010850

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 .	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 11th day of February 2026. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Monica D. Fyke	**New Owner**	**147-08-0-076.00**
4802 Wales Court	**4802 Wales Court**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, BRANDON CHARLES FYKE, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MONICA D. FYKE, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Cathey Heights, Section One, of record in Book 2854, Page 45, Register's Office of Davidson County, Tennessee.

Said Lot No. 12 fronts a total of 121.78 feet on the easterly side of Wales Court and runs back 153.32 feet on the southerly line and 127.4 feet on the northerly line to a broken line in the rear measuring a total of 170.17 feet thereon.

Being the same property conveyed to Brandon Charles Fyke by Quitclaim Deed from Monica D. Fyke dated 12/31/24 of record in Instrument No. 20250103-0000608, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal descriptions taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 4802 ~~4208~~ Wales Court, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 9 day of February, 2026.

Brandon Fyke
BRANDON CHARLES FYKE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Brandon Charles Fyke, 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 official seal at office this 9 day of February, 2026.

My commission expires: 3/3/26

NOTARY PUBLIC

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/9/26 (date of document).

Jennifer Russell
Affiant Signature

2/11/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

