Karen Johnson Davidson County
Batch# 1380430 DEEDQC
02/12/2026 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260212-0011353

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Jackie Ann Vanatta 703 Waco Drive Nashville, TN 37209	New Owner	09105006900

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Margaret Byrd
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 12th day of February 2026.

Notary Public

My Commission Expires: 03/03/2026

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Justin Lee Scott, unmarried,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Jackie Ann Vanatta, unmarried**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot no. 43, on the plan of Moss Wood subdivision, as of record in book 2663, page 102, register's office for said county. Said lot no. 43 fronts 60 feet on the westerly margin of Waco Drive and runs back between parallel lines 147.5 feet to a line in the rear.

Being the same Property conveyed to Jackie Ann Vanatta, unmarried, and Justin Lee Scott, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Jackie Ann Vanatta, unmarried, dated February 2, 2021 and recorded February 4, 2021 as Instrument No. 20210204-0016260, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackie Ann Vanatta, unmarried by quitclaim deed from Jackie Ann Vanatta f/k/a Jackie Ann Bazzell, of record in Instrument No. 20180717-0069595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackie Ann Bazzell, a married woman, by Warranty Deed from Lloyd G. Gray, Jr. and wife, Gwenda K. Gray, dated November 5, 2004 and recorded November 15, 2004 as

Instrument No. 20041115-0136661, Register's Office for Davidson County, Tennessee.

This is improved property known as 703 Waco Drive, Nashville, TN 37209.

Said property is conveyed subject to such taxes, limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this the 12th day of February 2026.

GRANTOR:

Justin Lee Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin Lee Scott, the within named Grantor, with whom I am personally acquainted, and who, upon oath, stated that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 12th day of February 2026.

Notary Public
My Commission Expires: 03/03/2026

STATE OF TENNESSEE NOTARY PUBLIC CHARLES D LIGHTSEY DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 12, 2026**

Affiant Signature

02/12/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 12, 2026**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY