Karen Johnson Davidson County
Batch# 1380550 DEEDQC
02/13/2026 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260213-0011491

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Joshua Tipton Rooker **Mackenzie Rooker** **3255 Tasker Drive** **Antioch, TN 37013**	**New Owner**	**187-01-0B-234.00-CO**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joshua Tipton Rooker, a married man and Shawnna Simpson, a single woman,** (hereinafter called the **"Grantor")**, hereby quitclaim and convey all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Joshua Tipton Rooker and Mackenzie Rooker, husband and wife**, (hereinafter called the **"Grantees"**), their heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Burkitt Ridge, Phase 5 of record in Plat at Instrument No. 20220525-0060826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Tipton Rooker, an unmarried man and Shawnna Simpson, a married woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230714-0054173 Register's Office for Davidson County, Tennessee, dated July 13, 2023 and recorded on July 14, 2023.

This property is known as **3255 Tasker Drive, Antioch, TN 37013**.

WITNESS, the hand of the undersigned this 10 **day of February, 2026.**

Joshua Tipton Rooker

Shawnna Simpson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Joshua Tipton Rooker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 **day of February, 2026.**

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Shawnna Simpson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 **day of February, 2026.**

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 6 **day of February, 2026.**

My commission expires:_____

Notary Public

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/12/26.

Date

Affiant Signature

2/12/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of February, 26.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029