This instrument prepared by:

Donna M. Tees
2021 Richard Jones Road, Suite 120
Nashville, TN 37215
Based on information supplied by the parties

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map/Parcel:
Tabitha Christine Everett	Tabitha Christine Everett	147-03-0-005.00
4846 Sheffield Drive	4846 Sheffield Drive	
Nashville Tennessee 37211	Nashville Tennessee 37211	

For and in consideration of the sum of Ten and 00/100----($10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, DILLON WALLER hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto TABITHA CHRISTINE EVERETT, formerly Tabitha Everett Waller, hereinafter referred to as Grantee, her successors, heirs and assigns all rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, if any, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section Two, Elysian Park of record in Plat Book 2854, Page 40, as amended in Book 5317, Page 428, 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 Tabitha Everett Waller and Dillon Waller, Wife and Husband, by Anne F Vydra and Thomas Paul Gonsoulin, Jr, Wife and Husband, by Warranty Deed dated on the 12th day of September 2019 and recorded on the 16th day of September 2019, in Instrument No. 20190916-0093696 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 4846 Sheffield Drive, Nashville TN 37211.

Witness my hands this 10 day of FEBRUARY, 2026.

Karen Johnson Davidson County
Batch # 1380898 DEEDQC
02/13/2026 03:50:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20260213-0011993

DILLON WALLER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $0 pursuant to T.C.A § 67-4-409 (a)(1)(C)(v).

Affiant, DILLON WALLER

Subscribed and sworn to before me, this the 10 day of FEBRUARY, 2026.

NOTARY PUBLIC

My Commission Expires: JUNE 03, 2028

PRATIK CHAUHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires June 03, 2028

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me PRATIK CHAUHAN, a Notary Public in and for said County and State, the within named DILLON WALLER, the 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 official seal at THE UPS STORE, State of TENNESSEE, this 10 day of FEBRUARY, 2026.

Notary Public

My Commission Expires: JUNE 03, 2028

PRATIK CHAUHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires June 03, 2028