Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road
Suite 101
Westlake Village, CA 91361
File No. 2749875TN

Karen Johnson Davidson County
Batch# 1381635 DEEDQC
02/17/2026 09:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260217-0012177

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 091-09-1I-013-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 30th day of January 2026, by and between **Sydney West, a single woman, and Joey West and Han T. West, husband and wife, as joint tenants with survivorship rights**, residing at 613 Vernon Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Sydney West, a single woman**, residing at 613 Vernon Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 613 Vernon Avenue, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 6/03/2025 under Instrument No. 20250603-0043394 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sydney West

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Sydney West, the within named Grantor, 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 seal, at office in Davidson County Nashville TN, this 30th day of January, 20 26.

Notary Public

My Commission expires: May 8, 2029

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Joey West

Han T. West

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Joey West and Han T. West, the within named Grantor, 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 seal, at office in Davidson, Nashville, TN this 30th day of January, 2026.

Notary Public

My Commission expires: May 8, 2029

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Sydney West

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 30th day of January, 2026.

Notary Public
My Commission Expires: May 8, 2029

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Sydney West
613 Vernon Avenue
Nashville, TN 37209

Name and address of property owner:

Sydney West
613 Vernon Avenue
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 613 #9 ON THE PLAN OF BREEZE BLOCK TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "D" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AT INSTRUMENT NO. 20230330-0023079, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID: 091-09-1I-013-00

Property commonly known as: 613 Vernon Avenue, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, BRYNN LAW, 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 01-30-2026 (date of document).

Affiant Signature

02/09/2026
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 9th day of February, 2026.

Notary Public
My Commission Expires: 04.07.2029

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2029
Commission number 1396198