Karen Johnson Davidson County
Batch # 1382391 DEEDQC
02/18/2026 08:19:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260218-0012696

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
REBECCA A. WITHERSPOON 4201 CHESNEY GLEN DRIVE HERMITAGE, TN 37076	NEW OWNER	087010A07300

KNOW ALL MEN BY THESE PRESENTS:

That ASHTON T. DORIS, (being one and the same as ASHTON TAYLOR DORIS).Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between REBECCA ANNE WITHERSPOON, Plaintiff, (being one and the same as REBECCA A. WITHERSPOON and ASHTON TAYLOR DORIS, Defendant, does hereby demise, release, and forever quitclaim unto the said, REBECCA A. WITHERSPOON, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County, Tennessee, being Lot No. 147 on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, 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 properly conveyed to TYLER K. COTHRON, a single man, by Warranty Deed from Lauren Rogers, unmarried, dated January 24, 2020, and of record in Instrument No. 20200127-0009173, Register Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 288, and any and all restrictions, existing roadways, easements and rights-of-way of record.

This is improved property, known as 4201 Chesney Glen Drive, Hermitage, TN 37076.

Being the same property conveyed to Rebecca A. Witherspoon, unmarried, and Ashton T. Doris, unmarried, from Tyler K. Cothron by Warranty Deed dated 16th day of April, 2025 of record with Instrument Number 20250417-0029431, and recorded on April 17, 2025 in said Register's Office Tennessee.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

The said REBECCA A. WITHERSPOON hereby agrees to pay and agrees to hold ASHTON T. DORIS harmless from a Deed of Trust in favor of David A. Witherspoon, III, said note bearing an original unpaid principal balance of $354,500.00, as evidenced by a Deed of Trust of record filed in Instrument No. 20250417-0029431, dated April 16, 2025 and recorded on April 17, 2025 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ASHTON T. DORIS, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

ASHTON T. DORIS
Grantor

Sworn to and subscribed before me
this 17th day of February, 2026.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/08/2027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named REBECCA A. WITHERSPOON, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

REBECCA A. WITHERSPOON
Affiant/Grantee

Sworn to and subscribed before me
this 17th day of February, 2026.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/08/2027