TENNESSEE QUITCLAIM DEED (Incident to Divorce)

Prepared by and Return to:
Jason Trotter
1431 Stainback Ave
Nashville, TN 37207

Karen Johnson Davidson County
Batch # 1382741 DEEDQC
02/19/2026 09:22:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260219-0013167

QUITCLAIM DEED
KNOW ALL MEN BY THESE PRESENTS:
That Melissa Trotter, Grantor, for and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim, release, and convey unto Jason Trotter, Grantee, all right, title, interest, and claim which Grantor has or may have in and to the following described real property, incident to divorce, situated in Davidson County, Tennessee, to wit:

Property Description

Street Address:
1431 Stainback Ave
Nashville, TN 37207

Send Tax to - Jason Trotter
1431 Stainback Ave
Nashville, TN 37207

Map & Parcel:
071 11 0 255.00

Legal Description:
Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Highland Hills Subdivision, of record in Plat Book 1130, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to ~~SCOTT E. LEWIS AND GAYLE C. LEWIS, HUSBAND AND WIFE~~ Melissa Trotter and Jason Trotter, by deed from ERICK CHARLES, UNMARRIED, of record as Instrument No. ~~20171130-0122190~~ 20200213-0016817, dated November 14, 2017, said Register's Office.

~~TO HAVE AND TO HOLD~~
~~The said premises, together with all appurtenances thereunto belonging, to the Grantee, his heirs and assigns forever.~~

J.T

This conveyance is made without warranty of title, express or implied.

IN WITNESS WHEREOF,
The Grantor has executed this Quitclaim Deed on this 17 day of February 2026.

Grantor:

Melissa Trotter

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, Melissa Trotter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal this 17th day of Feb., 2026.

Notary Public

October 23rd 2029
My Commission Expires:

ADEGOKE FAIYE
State of Tennessee Notary Public
WILSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 19th day of February, 2026

Notary

Commission Exp: 10/24/2027

EMILY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON