This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1383606 DEEDQC
02/20/2026 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260220-0013513

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 19 day of FEB, 2026.

Notary Public

My Commission expires 1/22/30

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Theresa Rena Shelton & Tynan Roth Stringfellow
3812 Dubois Drive,
Nashville, TN 37207

SEND TAX BILLS TO:
Theresa Rena Shelton & Tynan Roth Stringfellow
3812 Dubois Drive,
Nashville, TN 37207

MAP AND PARCEL NUMBER: 05910017900

QUITCLAIM DEED
26NT00154

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Tynan Roth Stringfellow & Theresa Rena Shelton, as tenants in common with rights of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Theresa Rena Shelton & Tynan Roth Stringfellow, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 425 on the Plan of Haynes Manor Section 3, as of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 425 fronts 82.69 feet on the Easterly side of DuBois Drive and extends back 165.6 feet on the Northerly line and 162.6 feet on the Southerly line to a dead line in the rear, measuring 34.5 feet thereon.

Being the same property conveyed to Tynan Roth Stringfellow & Theresa Rena Shelton, as tenants in common with rights of survivorship from Theresa Shelton, by Quitclaim Deed dated 02/09/2023 and recorded 02/10/2023 in Instrument No. 20230210-0009806, Register's Office of said County.

Being the same property as conveyed to Theresa Shelton by Quit Claim Deed from Clark R. Dixon dated 05/17/2022 recorded 05/25/2022 in Instrument No. 20220525-0060791 and corrected by Instrument No. 20220802-0087995, to correct Lot No. from Lot No. 423 to Lot No. 425, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 3812 Dubois Dr, Nashville, TN 37207-3509

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of FEB, 2026.

Theresa Rena Shelton

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Theresa Rena Shelton,** the within named bargainer, 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 and official seal at office, this 13 day of February, 2026.

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029.

Tynan Roth Stringfellow

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tynan Roth Stringfellow,** the within named bargainer, 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 and official seal at office, this 19 day of February, 2026

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029

Tennessee Certification of Electronic Document

I, Justin Foster 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 2/19/26 (date of document).

Affiant Signature

2/19/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 of FEB, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027