Karen Johnson Davidson County
Batch # 1383879 DEEDQC
02/20/2026 03:53:06 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260220-0013875

RECORDING REQUESTED BY:
Angela R. Brown

INSTRUMENT PREPARED BY:
Sheree Brown
7312 Maroney Dr
Antioch , Tennessee 37013

RETURN DEED TO:
Guaranteed Rate Inc
1806 W Cuyler Ave Ste 1W
Chicago, Illinois 60613-2541

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Angela R. Brown
955 Millstream Drive
Nashville, Tennessee, 37218

Tax Parcel ID/APN # 058-07-0C-018.00-CO
Prior Instrument Reference: 202112210168606 of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of February 9, 2026, by and between the **"Grantor,"**

Angela R . A Markham , an unmarried individual residing at 955 Millstream Drive, Nashville, Tennessee 37218

AND the **"Grantee,"**

Angela R. Brown, an unmarried individual residing at 955 Millstream Drive , Nashville, Tennessee 37218

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 955 Millstream Drive, Nashville, Tennessee 37218

Legal Description: Subdivision - Crossings at Drake Branch - Description Unit 13B Crossings at Drakes Branch/Neighborhood Code and Name: 4375 Trust Document 202112210168606

Subject to the following encumbrances and/or other restrictions:

1. The property has a mortgage of $304,000 with Guaranteed Rate Inc. Document # 202112210168606

Vesting Information / Property Interest: Grantee receives whatever interest Grantor holds in the Property.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 2/9/2026 (date).

Grantor (or authorized agent)

x/ Angela R. Markham

Print Name: Angela R. Markham

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 2/9/2026 before me, Sheree Brown, [✓ personally appeared] [___ personally appeared by audio-video communication] **Angela R . A Markham** , personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: My Commission Expires January 24, 2028

Sheree Brown

Notary Public, Tennessee



Oath of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being the ✓ Grantee _____ Grantee's Agent _____ Trustee acting for Grantee, hereby states under oath that the actual consideration paid for the transfer of the real property described in this instrument is $ 1.00 – .

This is a Quit Claim Deed, and pursuant to Tennessee law, the transfer tax is based solely on the actual consideration stated above.

Affiant understands that the making of any false statement known to be false respecting the consideration or value of the property transferred is punishable as perjury.

Signature: Angela R. Markham
Printed Name: Angela R. Markham
Date: 2/9/26

On 2/9/26 before me, Sheree Brown, [✓ personally appeared] [___ personally appeared by audio-video communication] Angela R. Markham, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires January 24, 2028

Commission Expires: _____

Sheree Brown
Notary Public, Tennessee

