Karen Johnson Davidson County
Batch# 1385234 DEEDQC
02/25/2026 01:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260225-0015018

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SHARON RENEE WHITLOW
633 ROCKY MOUNTAIN PARKWAY
ANTIOCH, TN 37013

OWNER (SEND TAX BILLS TO):

SHARON RENEE WHITLOW
633 ROCKY MOUNTAIN PARKWAY
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SHARON RENEE WHITLOW, an unmarried woman who took title as SHARON RENEE MAYS-NOLAND, a married woman (herein, "Grantor"), whose address is 633 Rocky Mountain Parkway, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to SHARON RENEE WHITLOW, an unmarried woman (herein, "Grantee"), whose address is 633 Rocky Mountain Parkway, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 633 Rocky Mountain Parkway, Antioch, TN 37013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(v) as it is a transfer to facilitate an adjustment of property rights between divorcing parties.

WITNESS my hand and seal this 17th day of February, 2026.

PIN NO: 135-140A-16000

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Sharon Renee Whitlow

SHARON RENEE WHITLOW, who took title as SHARON RENEE NOLAND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SHARON RENEE WHITLOW, who took title as SHARON RENEE NOLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2026.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Susan G Huttinger

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.00.

Grantee:

Grantee signature: Sharon Renee Whitlow

SHARON RENEE WHITLOW

Subscribed and sworn to under oath before me, this 17th day of February, 2026 by SHARON RENEE WHITLOW.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Susan G Huttinger

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

EXHIBIT A

[Legal Description]

Being Lot No. 160 on the Plan of Pinnacle Point Subdivision Point Subdivision, Phase IV, of record in Book 6900, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Divorce Decree Instrument: 20250414-0028061 on April 14, 2025. Her original interest was acquired from Warranty Deed recorded as Instrument No. 20060518-0058304 on May 18, 2006

PIN NO: 135-140A-16000

STREET ADDRESS:

633 Rocky Mountain Parkway, Antioch, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Edwin Moss, 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 2/17/26 (date of document).

Affiant Signature

2/20/26
Date

State of NEW YORK

County of NEW YORK

Sworn to and subscribed before me this 20 day of FEBRUARY, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA BLACKNICK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BL4957475
Qualified in New York County
Commission Expires October 16, 2029