Karen Johnson Davidson County
Batch# 1386064 DEEDQC
02/26/2026 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260226-0015349

Name and Address of New Owner:
Samuel Patrick Waldron
5121 Hilson Rd.
Nashville, TN 37211

Send Tax Statements To:
Samuel Patrick Waldron
5121 Hilson Rd.
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24091211

Map and Parcel: 161 07 0 007.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Wayne Waldron and wife, Patricia Lynch Waldron**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel Patrick Waldron, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, all of the interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of McMurray Woods, Section 2, of record in Book 3300, page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Patrick Waldron, unmarried, and Steven wayne waldron and wife, Patricia Lynch Waldron, as joint tenants with right of survivorship, by Warranty Deed dated October 1, 2024 and filed for record on October 4, 2024 in Instrument No. 20241004-0077034 of the Register's Office for Davidson County, Tennessee.

This is improved property known as: 5121 Hilson Road, Nashville, TN 37211

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 my hand this 25 day of February, 2026

Steven Wayne Waldron

Patricia Lynch Waldron

State of Tennessee

County of Rutherford

Personally appeared before me, Steven Wayne Waldron and Patricia Lynch Waldron, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand and seal this 25 day of February, 2026.

Notary Public

My Commission Expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this 25 day of February, 2026.

Notary Public

My Commission Expires: 2/21/2027

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 2/25/26 (date of document).

Affiant Signature

2/25/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of February, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029