Karen Johnson Davidson County
Batch# 1386975 DEEDQC
03/02/2026 10:10:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260302-0016003

AFTER RECORDING RETURN TO:
Rocket Close LLC
662 Woodward Ave
Detroit, MI 48226
File No. 75649970

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 131 05 0B 310.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 21 day of Feb., 2026 by and between **Shawnee D. Smith a/k/a Shawnee Appell, married, who acquired title as unmarried, joined in execution by her spouse, Robert Appell,** residing at 500 Fisher Court, Nashville, TN 37221, and **Nancy D. Milka, unmarried,** residing at 310 Summit Ridge Circle, Nashville, TN 37215, **as tenants in common with right of survivorship,** hereinafter referred to as Grantor(s) and **Nancy D. Milka, an unmarried woman,** residing at 310 Summit Ridge Circle, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 310 Summit Ridge Circle, Nashville, TN 37215

Being the same property conveyed to the Grantor(s) in a Deed recorded on January 28, 2020 under Instrument No. 20200128-0010210 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Shawnee D. Smith aka Shawnee Appell
Shawnee D. Smith a/k/a Shawnee Appell

Robert Appell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Shawnee D. Smith a/k/a Shawnee Appell** and **Robert Appell** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 21 day of February, 20 26.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nancy D. Milka

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nancy D. Milka** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 21 day of February, 20 26.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

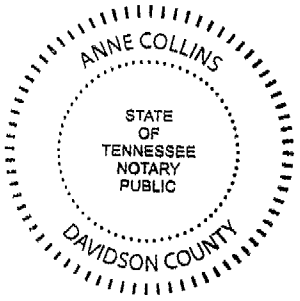
Affiant

Print Name: Nancy D Milka

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 21 day of February, 20 24.

Notary Public
My Commission Expires: 10-4-27



Name and address for person(s) responsible for taxes:

Nancy D. Milka
310 Summit Ridge Circle
Nashville, TN 37215

Name and address of property owner:

Nancy D. Milka
310 Summit Ridge Circle
Nashville, TN 37215

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 131 05 0B 310.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING APARTMENT UNIT NO. 310 OF FOUR SEASONS CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD AT BOOK 6841, PAGE 349, AS AMENDED AT BOOK 6847, PAGE 122, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED AT EXHIBIT "B", AND SAID UNIT AS SHOWN ON EXHIBIT "D" TO SAID MASTER DEED, AND AS SHOWN ON THE PLAT AT BOOK 5050, PAGE 30, ALL RECORDING REFERENCES TO THE DAVIDSON COUNTY, TENNESSEE REGISTER'S OFFICE, ALL OF WHICH ARE INCORPORATED HEREIN AND REFERENCE IS HERE BY MADE TO SAME FOR A COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Commonly known as: 310 Summit Ridge Cir, Nashville, TN 37215-3828

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Shawnee D. Smith, unmarried and Nancy D. Milka, unmarried as tenants in common with right of survivorship, by deed dated January 24, 2020 of record in Deed Instrument/Case No. 20200128-0010210, in the County Clerk's Office.

Being the same property conveyed To _____ with the remainder in fee simple to the survivor of them by _____, by virtue of a Deed dated _____ recorded _____ in Deed Book _____, Page _____, of the ____ County Clerk's Records, _____.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 2/21/2026 (date of document).

Affiant Signature

Feb 25, 2026
Date

State of Michigan

County of Wayne

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

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne

202603020016003