Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of _____

The actual consideration of true value whichever is greater is $0.00

_____
Affiant

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

_____
Notary
Commission Expires:_____

QUIT CLAIM DEED

OWNER
Geoffrey Daniel Gerfin
456 Deborah Lane
Walnut Creek, CA 94598

SEND TAX BILLS TO:
NEW OWNER

MAP & PARCEL
173-16-0A-050.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Geoffrey Daniel Gerfin, a married man and James L. Gerfin, II, a married man,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Geoffrey Daniel Gerfin, a married man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MARSHALL COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, corrected in Instrument No. 20030331-0042208 and Instrument No. 20031120-0169641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Geoffrey Daniel Gerfin and James L Gerfin II, by Warranty Deed from Suzanne D Goodman, of record in Instrument No. 20220104-0001441, Register's Office for Davidson County, Tennessee dated December 23, 2021 and recorded on January 4, 2022.Being also known as 4.5 Acres, Clark Drive

Also known as 3833 Grant Ridge Ln Antioch, TN 37013

Karen Johnson
Batch # 1387622
03/03/2026 11:35:06 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260303-0016680

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A, B AND D, or other similar statute therein.

Whenever 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 27th day of February, 2026

Geoffrey Daniel Gerfin

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

Personally appeared before me, a Notary Public of said County and State, **Geoffrey Daniel Gerfin,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand this 27 day of FEBRUARY, 2026

MICHAEL COREY CAMPBELL
COMMISSION #2525807
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMMISSION EXPIRES
JULY 28, 2029

Notary Public

Commission Expires: 07/28/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, Affiant
Subscribed and sworn before me this the
3 **Day of** March **, 2026.**
J. Rivera **, Deputy Register**

Witness my hand this 20th day of February, 2026

James L. Gerfin, II

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, **James L. Gerfin, II**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand this 20th day of February, 2026

Notary Public

Commission Expires: 03/24/2027

THERESA BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 03/24/2027