Karen Johnson Davidson County
Batch# 1387720 DEEDQC
03/03/2026 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016804

REGISTER'S USE ONLY:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB. 12, 2030

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 20th DAY OF February, 2026.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:

Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:

Anthony & Harriet Nwadimkpa
9724 Wild Rose Loop
Antioch, TN 37013

NEW OWNER:
Anthony & Harriet Nwadimpka
9724 Wild Rose Loop
Antioch, TN 37013

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 20th day of February, 2026 between ANTHONY NWADIMKPA (hereinafter referred to as "GRANTOR") and ANTHONY NWADIMKPA and HARRIET CHINWE NWADIMKPA, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 222 of Briarcreek F/K/A Parks at Cane Ridge by Final Plat for Parks at Cane Ridge Phase 1D of record in Instrument No. 20241217-0097884, Register's Office for Davidson County, Tennessee, for a more complete description of said lot.

Being the same property conveyed to Anthony Nwadimkpa by Special Warranty Deed from Meritage Homes of Tennessee, Inc. an Arizona Corporation by deed dated February 26, 2026 and filed of record on _____ in Instrument No. 202603030016802, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 090 – 012.04

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 9724 Wild Rose Loop, Antioch, TN 37013.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

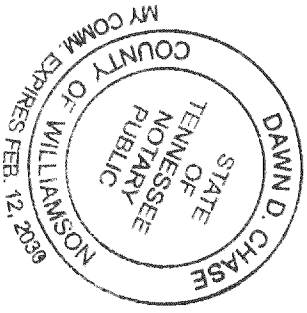
_____
ANTHONY NWADIMKPA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared ANTHONY NWADIMKPA, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 27th day of February, 2026.

SEAL

_____
NOTARY PUBLIC
COMMISSION EXPIRES:_____



Certificate of Authenticity

I, Lacey Chumley, 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

February 26, 2026.

Date

Lacey Chumley

Affiant Signature

February 27, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of February, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON