Karen Johnson Davidson County
Batch# 1389026 DEEDQC
03/05/2026 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260305-0017748

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 16th day of February, 2026. Notary Public My Commission Expires: 1-22-2030

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

Address of New Owners:	Send Tax Bills To:	Map-Parcel numbers:
Erica Denai Tucker and Rhonda Pennic, Trustees 2818 Surf Drive Nashville, TN 37207	SAME	060 11 0 029.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Sheryl C. Tucker** , hereby remises, releases and quitclaims all of her right, title and interest in the tract or parcel of land described on Exhibit A attached hereto to **Erica Denai Tucker and Rhonda Pennic, Trustees of the Sheryl C. Tucker Family Trust dated February 16, 2026**, and to their successors in trust,

with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of February, 2026.

Sheryl C. Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheryl C. Tucker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of February, 2026.

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheryl C. Tucker by final decree from James H. Tucker, III of record in Book 8050, Page 916, Register's Office for Davidson County, Tennessee.

This is improved property known as 2818 Surf Drive, Nashville, TN 37207.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 16, 2026.

03/05/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

