QUITCLAIM DEED

1514 Long Ave. Nashville, TN 37206

Karen Johnson Davidson County
Batch # 1390334 DEEDQC
03/09/2026 10:02:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260309-0018486

Prepared by and Return to:

Joshua Weldon Pemberton
1514 Long Avenue
Nashville, TN 37206

This Quitclaim Deed is made this 6 day of March, 2026, by

CAITLIN SOFIA MCMANUS f/k/a CAITLIN SOFIA PEMBERTON, Grantor, whose address is 528 Rundle Ave, Nashville TN 37210 to

JOSHUA WELDON PEMBERTON, Grantee, whose address is 1514 Long Avenue, Nashville, TN 37206.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, including the equity equalization payment pursuant to the Marital Dissolution Agreement dated August 2025 and incorporated into the Final Decree of Divorce entered September 10, 2025, in Case No. 24D797, Fourth Circuit Court for Davidson County, Tennessee, the receipt and sufficiency of which are hereby acknowledged, the Grantor has remised, released, and forever quitclaimed, and by these presents does remise, release, and forever quitclaim unto the Grantee, all right, title, interest, claim, and demand of the Grantor in and to the following described real property situated in Davidson County, Tennessee:

Street Address: 1514 Long Avenue, Nashville, TN 37206

Map and Parcel: 094 01 0 385.00

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Southerly side of Long Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Josh A. Drummond, an unmarried man by Warranty deed from Jamie Day, an unmarried man of record in Instrument No. 20150424-0037068 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 24, 2015.

Being the same property conveyed to Joshua & Caitlin Pemberton by Warranty deed from Josh & Erin Drummond of record in Instrument No. 20191223-0131826 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 23, 2019. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 1514 Long Ave Nashville, Tennessee 37206.

Send Tax Bills To: Joshua Weldon Pemberton, 1514 Long Avenue, Nashville, TN 37206

OATH OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Joshua Weldon Pemberton, Grantee, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is Ten Dollars ($10.00) and other good and valuable consideration pursuant to court-ordered divorce settlement.

Joshua Weldon Pemberton

Sworn to and subscribed before me this 8 day of March, 2026.

Notary Public

My Commission Expires: 3/1/2028



IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the date first above written.

Caitlin Sofia McManus f/k/a Caitlin Sofia Pemberton

Grantor

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8 day of March, 2026, before me personally appeared Caitlin Sofia McManus f/k/a Caitlin Sofia Pemberton, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument she executed the instrument.

Notary Public

My Commission Expires: 3/1/2028

