Karen Johnson Davidson County
Batch# 1390773 DEEDQC
03/10/2026 10:49:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260310-0018959

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

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Batch# 1390773 DEEDQC
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QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Stephanie Hargrove	Stephanie Hargrove	Map/Parcel:
19947 Mountain Meadow North	19947 Mountain Meadow North	128 15 0 012.00
Hidden Valley Lake, CA 95467	Hidden Valley Lake, CA 95467	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Wade R. Hargrove, and Stephenie Hargrove and Penny G. Hargrove, all unmarried, as tenants in common with right of survivorship** by these presents do hereby quitclaim and convey unto the said **Stephenie Hargrove, unmarried,** Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove mother and brother.

This is unimproved ( ) property known as 897 Stirrup Drive, Nashville, TN 37221
Improved ( )

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 our hand this 17 day of 02, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wade Hargrove

Wade R. Hargrove

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF San Mateo) ss

Personally appeared before me, Virginia Webb, a Notary Public in and for said County and State, Wade R. Hargrove the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at _____ this 17th day of February, A.D., 2026

NOTARY STAMP/SEAL

VIRGINIA WEBB
Notary Public - California
San Mateo County
Commission # 2504890
My Comm. Expires Nov 19, 2028

Virginia Webb

NOTARY PUBLIC

Notary Commission Expires: 11/19/2028

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF San Mateo) ss

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 17th day of February, 2026.

(Affix Seal)

Wade Hargrove

Affiant - Wade R. Hargrove

Virginia Webb

Notary Public

My Commission Expires: 11/19/2028

VIRGINIA WEBB
Notary Public - California
San Mateo County
Commission # 2504890
My Comm. Expires Nov 19, 2028

Witness our hand this 26th day of February, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephenie Hargrove

ACKNOWLEDGMENT

STATE OF California)
SS
COUNTY OF Lake)

Personally appeared before me, Robert K. Crosby, a Notary Public in and for said County and State, Stephenie Hargrove the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Lake County, California this 26 day of February, A.D., 2026.

NOTARY STAMP/SEAL

Robert K. Crosby NOTARY PUBLIC
Notary Commission Expires: Dec. 23, 2026

ROBERT K. CROSBY
Notary Public - California
Lake County
Commission # 2428716
My Comm. Expires Dec 23, 2026

Witness our hand this 26th day of February, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Penny G. Hargrove

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Lake) ss

Personally appeared before me, Robert K. Crosby, a Notary Public in and for said County and State, Penny G. Hargrove the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at California Lake County this 26 day of February, A.D., 2026.

NOTARY STAMP/SEAL

Robert K. Crosby NOTARY PUBLIC
Notary Commission Expires: 12/23/2026

ROBERT K. CROSBY
Notary Public - California
Lake County
Commission # 2428716
My Comm. Expires Dec 23, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 347 ON THE PLAN OF WALNUT HILL MANOR, SECTION 2, AS OF RECORD IN PLAT BOOK 4660, PAGE 94, AMENDED IN BOOK 5217, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Wade R. Hargrove, and Stephenie Hargrove and Penny G. Hargrove, all unmarried, as tenants in common with right of survivorship by Deed from Wade R. Hargrove, unmarried of record in Document No. 20160818-0086618, said Register's Office.

Certificate of Authenticity

I, Tracey L. Rusin, 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 02/26//2026.

Date

Tracey L Rusin

Affiant Signature

03/02/2026

Date

State of New York

County of Monroe

Sworn to and subscribed before me this 2 day of March, 20 26 .

Christine N. Lawson

Notary's Signature

Notary Signature

My Commission Expires: 02/22/2028 Date

Notary's Seal (if on paper)

Christine N. Lawson
Notary Public, State of New York
Reg. No. 01LA6337415
Qualified in Ontario County
Commission Expires February 22, 2028