Karen Johnson Davidson County
Batch # 1392745 DEEDQC
03/13/2026 04:01:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260313-0020316

TENNESSEE QUITCLAIM DEED

(Pursuant to Tenn. Code Ann. § 66-5-103)

Prepared by:
Lacy Freeman
1213 Alfred Drive
Nashville, Tennessee 37205

Tax Bill Sent to:
Rocket Mortgage LLC
635 Woodward Avenue
Detroit, Michigan 48226

Return to:
Lacy Freeman
1213 Alfred Drive
Nashville, Tennessee 37205

State of Tennessee, County of Davidson

THIS QUITCLAIM DEED, dated the 28 day of February, 2026, by and between:

Grantors:

Lacy Freeman
1213 Alfred Drive
Nashville, Tennessee 37205

Jeremy Freeman Jeremy Freeman

Jeremy Freeman

AND

Grantees:

Lacy Freeman, single/divorced, and Charles Sanderson and wife, Debra Sanderson, as joint tenants with right of survivorship and not as tenants in common.

the Grantees, identified as follows:

Name: **Lacy Freeman**
Address: 1213 Alfred Dr, Nashville, Tennessee, 37205
Marital Status: Single/Divorced
Name: **Charles Sanderson**
Address: 1217 Alfred Dr, Nashville, Tennessee, 37205
Marital Status: Married
Name: **Debra Sanderson**
Address: 1217 Alfred Dr, Nashville, Tennessee, 37205
Marital Status: Married

Legal Property Description

Being in Davidson County, Tennessee being Lot No. 6 on the Plan of the Marchetti Company Property, of record in Book 9700, page 213, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lacy Freeman and spouse Jeremy Freeman by Warranty Deed dated 02/06/2018 from Country Club Investors, LLC and filed of record on 02/07/2018 in Instrument No. 20180207-0012558, in the Register's Office for Davidson County, Tennessee.

Property Address:1213 Alfred Drive, Nashville, Tennessee 37205

Parcel ID No.: 10214011800

WITNESSETH, That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby remise, release, and quitclaim unto the Grantee all right, title, and interest, and claim in or to the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

This conveyance is made pursuant to a Final Decree of Divorce and is exempt from Tennessee transfer tax pursuant to Tenn. Code Ann. § 67-4-409.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the day and year first above written.

GRANTORS:

Grantor Signature: Lacy Freeman
Print Name: **Lacy Freeman**

Grantor Signature: Jeremy Freeman
Print Name: **Jeremy Freeman**

GRANTEES:

Grantee Signature: Lacy Freeman
Printed Name: **Lacy Freeman**

Grantee Signature: Charles Sanderson
Printed Name: **Charles Sanderson**

Grantee Signature: Debra Sanderson
Printed Name: **Debra Sanderson**

NOTARY ACKNOWLEDGMENT:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared **Jeremy Freeman**, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Quitclaim Deed instrument and acknowledged that he executed the same his authorized capacity(ies), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

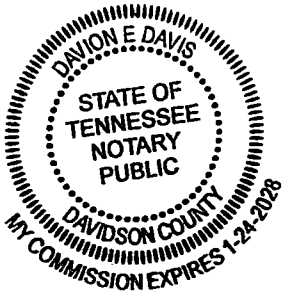
Witness my hand and official seal this 2 day of 28, 2026.

Notary Signature: _____

Printed Name: Davione Davis

My Commission Expires: 1/24/2028

[NOTARY SEAL]



NOTARY ACKNOWLEDGMENT:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared **Lacy Freeman, Charles Sanderson,** and **Debra Sanderson**, known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name are subscribed to the within Quitclaim Deed instrument and acknowledged that they executed the same authorized capacity(ies), and that by their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.
Witness my hand and official seal this 6th day of March, 2026.

Notary Signature: Joseph Gillette

Printed Name: Joseph Gillette

My Commission Expires: Jan 27, 2030

[NOTARY SEAL]

JOSEPH GILLETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The following oath of consideration is required on all deeds transferring property:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ ~~28,348.71~~ $0.00

PHOENIX
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05-08-2029
DAVIDSON COUNTY

Lacy Freeman
Affiant/Grantee

Subscribed and sworn before me, this 13th day of March, 2026.

Notary

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Lacy Freeman, Affiant
Subscribed and sworn before me this the
13 Day of March, 2026.
Brandi Wells, Deputy Register