This document prepared by:

Name:	
Firm/Company:	EQUITY SETTLEMENT SERVICES, INC.
Address:	444 ROUTE 111
Address 2:	
City, State, Zip:	SMITHTOWN, N.Y. 11787
Phone:	631-715-3444

Karen Johnson Davidson County
Batch# 1394114 DEEDQC
03/18/2026 08:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260318-0021459

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(and after recording return to):

S807-26-11407

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, PATRICIA DEANE GRAVES, Whose address is 123 East Cedar Street, Goodlettsville, TN 37072, hereinafter referred to as "Grantor", does hereby grant with quitclaim covenants **To** PATRICIA W. GRAVES AND MICHAEL A. GRAVES, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP Whose address is 123 East Cedar Street, Goodlettsville, TN 37072 hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Goodlettsville, State of TENNESSEE. * all right, title and interest on (C)

"SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by Deed Dated June 22, 2016, Recorded June 27, 2016 in Instrument: 20160627-0065466 of the Davidson County records.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2026 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

WITNESS Grantor(s) hand(s) this the 14th day of Feb, 2026.

Patricia Deane Graves

PATRICIA DEANE GRAVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of FEBRUARY, 2026, before me, AJA LOGAN (Name of Notary), the undersigned officer, personally appeared PATRICIA DEANE GRAVES (Name of individual or individuals), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Date: FEBRUARY 14, 2026

AJA LOGAN

(Signature of Notary Public)

My Commission Expires: 10/21/2029

AJA LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Patricia W. Graves

Affiant

Subscribed and sworn to before me this 14th Day of FEBRUARY, 2026.

Notary 10/21/2029

AJA LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SEND TAX STATEMENTS TO:

PATRICIA W. GRAVES AND MICHAEL A. GRAVES
123 EAST CEDAR STREET
GOODLETTSVILLE, TN 37072

LEGAL DESCRIPTION:

A tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates Civil Engineers, August 21, 1964, as follows:

Beginning at a point in the center of Cedar Street or Long Hollow Pike, at the northeast corner of the property conveyed to Lennis Rose Johnson, by deed from J.E. Moore and wife, of record in Book 3186, page 289, Register's Office for said County; thence with said Johnson's eastern boundary line, south 24 degrees 00 minutes east 449.6 feet to a point in the center line of an Old Creek; thence with the center line of said Creek, southeasterly 164.5 feet; thence north 23 degrees 18 minutes west partially along the property conveyed to W. E. Pollard and wife, by deed from J. L. Whisler, of record in Book 1939, page 202, said Register's Office 514.5 feet to the center of Cedar Street or Long Hollow Pike; thence with the center of the same, south 68 degrees 22 minutes west 159.6 feet to the beginning.

LESS AND EXCEPT THE OUTSALE OF LOT NO. 2 ON DEED DATED 01/12/2018 RECORDED 01/19/2018 INSTRUMENT NUMBER 20180119-0006042

Tennessee Certification of Electronic Document

I, Mita Russell, 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 2/14/2026 (date of document).

Affiant Signature

3/16/2026
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 16th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KATHERINE ALFARO
Notary Public - State of New York
No. 01AL0007466
Qualified in Suffolk County
My Commission Expires 05/12/2027