Prepared By:
~~[Name of Preparer]~~ er mv Mary Vanlier
~~[Address of Preparer]~~ er mv 209 Springhaven Ct
~~[City, State, Zip]~~ er mv Nashville, TN 37221

Karen Johnson Davidson County
Batch # 1395100 DEEDQC
03/19/2026 11:43:25 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260319-0021957

Return To:
Mary L Vanlier
209 Springhaven Court
Nashville, TN, USA

Tax Bills To:
Mary L Vanlier
209 Springhaven Court
Nashville, TN, USA

Map/Parcel ID: 08103023700

TENNESSEE QUITCLAIM DEED

This **QUITCLAIM DEED** (hereinafter the "Deed" or "Agreement") is made and entered into on this **18th day of March, 2026** (the "Effective Date"), by and between:

Sylvia C McCarthy, an individual with a principal place of residence located at 2123 11th Avenue North, Nashville, TN, USA (hereinafter referred to as the "Grantor");

Mary L Vanlier, an individual with a principal place of residence located at 209 Springhaven Court, Nashville, TN, USA (hereinafter referred to as the "Grantee").

(The Grantor and Grantee may hereinafter be referred to individually as a "Party" and collectively as the "Parties.")

1. RECITALS

1.1 Purpose of Transfer.

The Grantor is the owner of certain real property located in Davidson County, Tennessee, and desires to convey, transfer, and quitclaim all of their right, title, and interest in said property to the Grantee, without warranty of title, express or implied.

1.2 Nature of Transaction.

The Parties acknowledge that this transfer is made without financial consideration (or for nominal consideration) and is intended as a gift or transfer between related parties or for the purpose of estate planning/title correction, subject to the terms and conditions set forth herein.

1.3 Statutory Compliance.
This Deed is drafted in compliance with the Tennessee Code Annotated (T.C.A.) regarding the conveyance of real estate and the recording of deeds in the State of Tennessee.

2. DEFINITIONS AND INTERPRETATION

Unless otherwise specified, the following terms shall have the meanings set forth below:

- **"Applicable Law"** means all federal, state, county, and local laws, statutes, codes, ordinances, rules, and regulations applicable to the Property and the transfer thereof, specifically including the laws of the State of Tennessee and the ordinances of Davidson County.
- **"Encumbrances"** means any liens, mortgages, pledges, security interests, easements, rights of way, covenants, conditions, restrictions, encroachments, and other burdens or charges of any nature whatsoever affecting the Property.
- **"Governmental Authority"** means any federal, state, local, or other governmental or administrative body, agency, bureau, commission, or other authority having jurisdiction over the Property or the Parties.
- **"Property"** means the real property described in Section 4 of this Deed, together with all improvements, fixtures, and appurtenances thereon.
- **"Recording Office"** means the Register of Deeds for Davidson County, Tennessee.

2.1 Gender and Number.

Words used herein, regardless of the number and gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine, or neuter, as the context requires.

2.2 Headings.
The section headings contained in this Deed are for reference purposes only and shall not affect the meaning or interpretation of this Deed.

3. CONSIDERATION AND CONVEYANCE

3.1 Consideration.

For and in consideration of the sum of **Ten Dollars ($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the love and affection the Grantor bears toward the Grantee (as applicable), the Grantor does hereby REMISE, RELEASE, and QUITCLAIM unto the Grantee all of the Grantor's right, title, interest, and claim in and to the Property described herein.

3.2 Conveyance.

The Grantor conveys the Property to the Grantee to have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, for the use, benefit, and behoof of the Grantee forever.

4. LEGAL DESCRIPTION OF THE PROPERTY

4.1 Description.

The real property hereby conveyed is located in **Davidson County, Tennessee**, and is more particularly described as follows:

> *Land in Davidson County, TN Being Lot 2 on the plan of Lesley and Phelps Subdivision of Record in book 6050 Page 441.*

4.2 Street Address.

The Property is commonly known as: **[Property Address Placeholder - Not Provided in Input, using Legal Description Location]** (Note: Based on inputs, Grantor address is 2123 11th Avenue North, Nashville, TN; Grantee address is 209 Springhaven Court, Nashville, TN. If the property being transferred is one of these, it should be specified. Assuming the Legal Description controls).

4.3 Parcel Identification Number.

The Property is identified by the Tax Assessor of Davidson County as Parcel ID: **08103023700**.

4.4 Derivation of Title.

Being the same property conveyed to the Grantor by Deed dated [Date of Previous Deed], of record in Book [Book Number], Page [Page Number], or Instrument Number ~~[Instrument Number]~~ or mw 20030404-0044373, in the Register's Office for Davidson County, Tennessee.

5. NO WARRANTIES; "AS-IS" TRANSFER

5.1 Quitclaim Nature.

The Grantor makes no warranty, express or implied, as to the title of the Property. This instrument is intended to convey only such interest as the Grantor may have in the Property at the time of this conveyance. It is expressly understood and agreed that the Grantor shall not be liable for any defects in title, liens, encumbrances, or other claims against the Property arising prior to or after the Effective Date.

5.2 "As-Is" Condition.

The Grantee acknowledges that they are accepting the Property in its "AS-IS," "WHERE-IS" condition, with all faults and defects, whether known or unknown, latent or patent. The Grantor makes no representations or

warranties regarding the physical condition, habitability, environmental status, or suitability of the Property for any particular purpose.

5.3 Environmental Disclaimer.
The Grantor makes no representations or warranties regarding the presence or absence of hazardous materials, toxic substances, lead-based paint, asbestos, or other environmental contaminants on, under, or about the Property. The Grantee assumes all responsibility for any environmental liabilities associated with the Property from the Effective Date forward.

6. SUBJECT TO CLAUSES

This conveyance is made subject to the following:

- **6.1 Taxes.**

  Ad valorem taxes for the current tax year (2026) and subsequent years, which the Grantee assumes and agrees to pay.

- **6.2 Easements and Restrictions.**

  All easements, rights-of-way, covenants, conditions, and restrictions of record affecting the Property, if any.

- **6.3 Zoning.**

  All applicable zoning ordinances, land use regulations, and building codes enforced by Davidson County or the City of Nashville.

- **6.4 Encroachments.**

  Any matters that an accurate survey and physical inspection of the Property would disclose.

7. ADDITIONAL COVENANTS AND AGREEMENTS

7.1 Further Assurances.

The Grantor agrees to execute and deliver such further instruments and documents as may be reasonably necessary to fully vest in the Grantee the rights, title, and interest intended to be conveyed by this Deed, provided that such instruments do not impose any additional liability or warranty obligations upon the Grantor beyond those expressly set forth herein.

7.2 Possession.

Possession of the Property shall be delivered to the Grantee upon the Effective Date, unless otherwise agreed in writing by the Parties.

7.3 Waiver of Homestead.
To the extent applicable, the Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Tennessee.

8. DISPUTE RESOLUTION

8.1 Mediation.

In the event of any dispute, claim, or controversy arising out of or relating to this Deed, the Parties agree to first attempt to resolve the matter through good faith negotiation. If the dispute cannot be resolved through negotiation within thirty (30) days, the Parties agree to submit the dispute to non-binding mediation in Davidson County, Tennessee, before a mutually agreed-upon mediator.

8.2 Arbitration.

If mediation is unsuccessful, any unresolved dispute shall be settled by binding arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules. The judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

8.3 Governing Law and Venue.
This Deed shall be governed by and construed in accordance with the laws of the State of Tennessee. Exclusive venue for any legal action permitted under this Agreement (e.g., to enforce an arbitration award) shall lie in the state or federal courts located in Davidson County, Tennessee.

9. MISCELLANEOUS PROVISIONS

9.1 Severability.

If any provision of this Deed is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision of this Deed, which shall remain in full force and effect.

9.2 Entire Agreement.

This Deed constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements, representations, and understandings, whether written or oral.

9.3 Binding Effect.

This Deed shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

9.4 No Third-Party Beneficiaries.

Nothing in this Deed, express or implied, is intended to confer upon any person other than the Parties hereto

and their respective successors and assigns any rights or remedies under or by reason of this Deed.

9.5 Counterparts.
This Deed may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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

GRANTOR:

Signature: Sylvia McCarthy

Name: **Sylvia C McCarthy**

Date: **March 18, 2026**

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **18th day of March, 2026**, before me, the undersigned authority, personally appeared **Sylvia C McCarthy**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand and official seal.

Marilyn A. Mills-Anderson

Notary Public Signature

My Commission Expires: 02/26/2030

(Seal)

MARILYN A MILLS-ANDERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
February 26,2030
COUNTY OF SUMNER

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OATH OF VALUE / AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, being duly sworn, hereby make oath that the actual consideration for the transfer of the property described in the foregoing Quitclaim Deed is ~~**$0.00**~~ **(Gift)**, and that the estimated value of the property is ~~**$[Estimated Value Placeholder]**~~ $10,00.

The transfer is exempt from recordation tax under T.C.A. § 67-4-409(a) as a transfer created by a decree of divorce, a division of property, or a deed of gift (as applicable).

Affiant (Grantee or Agent)

Sworn to and subscribed before me this **18th day of March, 2026**.

Notary Public

My Commission Expires: 02/26/2030

MARILYN A MILLS-ANDERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 26,2030
COUNTY OF SUMNER