QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1395195 DEEDQC
03/19/2026 03:22:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260319-0022079

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Chenoa Waggoner 2525 Pulley Road Nashville, TN 37214	Same	121 00 0 261.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Chenoa Waggoner v. Brian Waggoner, Davidson County Circuit Court; and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant

SUBSCRIBED AND SWORN TO before me this 17 day of March 2026.

Notary Public

My Commission Expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WHEREAS, Brian Waggoner ("Grantor") and Chenoa Waggoner ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Chenoa Waggoner v. Brian Waggoner, Davidson County Circuit Court;

WHEREAS, Grantor is to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Brian Waggoner, the Grantor, does hereby convey, remise, release and forever quitclaim unto Chenoa Waggoner, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Margie Waggoner Property Subdivision, of record in Plat Book 8250, Page 565, and also part of the property recorded in Book 2741, Page 175, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Chenoa D. Mahaffey by Warranty Deed of record at 20030619-0084618, Register's Office for Davidson County, Tennessee. Chenoa D. Mahaffey and Chenoa Waggoner are one and the same person.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property known as 2525 Pulley Road, Nashville, TN 37214.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17 day of March 2024. 26

BRIAN WAGGONER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BRIAN WAGGONER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of March 2024. 26

Notary Public

My commission expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY