Karen Johnson Davidson County
Batch# 1396098 DEEDQC
03/23/2026 09:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260323-0022685

THIS INSTRUMENT WAS PREPARED BY **HARPETH ESCROW, LLC** **117 SAUNDERSVILLE RD., STE 201** **HENDERSONVILLE, TN 37075** **HE-2025-659**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is **$0.00** **Affiant** Subscribed and sworn to before me, this **20th day of January, 2026.** **Notary Public** **My commission expires:** 5/19/2027

LINZY B. LEHN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter Elias Jacobs and Lorraine Elizabeth Best, and Donna Jacobs **3648 Coles Branch Drive** **Antioch, TN 37013**	**SAME**	**173 16 0A 074.00** Account No.:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Peter Elias Jacobs and Lorraine Elizabeth Best, husband and wife** "GRANTOR(S)", by these presents, docs hereby quitclaim and convey unto **Peter Elias Jacobs and Lorraine Elizabeth Best, husband and wife and Donna Jacobs,**"GRANTEE(S)", all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 as shown on the Map entitled FINAL PLAT OF HIDDEN CREEK, (A CLUSTER LOT SUBDIVISION) PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1, of record as Instrument No. 20030213-0020016, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate Legal description.

Being the same property conveyed to Peter Elias Jacobs and Lorraine Elizabeth Best, husband and wife by Warranty Deed from AMH 2015-1 Borrower, LLC, A Delaware limited liability company, of record in Instrument No. 20260209-0009282, in the Register's Office of Davidson County, Tennessee, dated January 16, 2026, and recorded on February 9, 2026.

Being the same property conveyed to AMH 2015-1 Borrower, LLC, A Delaware limited liability company, by Quitclaim Deed from American Homes 4 Rent Properties Six, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20150313-0021590, in the Register's Office of Davidson County, Tennessee, dated March 6, 2015, and recorded on March 13, 2015.

Being the same property conveyed to American Homes 4 Rent Properties Six, LLC, by Warranty Deed from Kathy Carter and husband, Steven D. Carter, of record in Instrument No. 20130703-0069153, in the Register's Office of Davidson County, Tennessee, dated June 28, 2013, and recorded on July 03, 2013.

This is improved (_____) unimproved (_X_) property known as **3648 Coles Branch Drive, Antioch, TN 37013**.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this **20th day of January, 2026.**

Peter Elias Jacobs

Lorraine Elizabeth Best

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 20th day of January, 2026, before me personally appeared Peter Elias Jacobs and Lorraine Elizabeth Best, 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, at office, this 20th day of January, 2026.

Notary Signature
My commission expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, R. Patrick Parker, 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 1-20-2026 **(date of document)**.

Affiant Signature

1/20/26
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 20th day of January, 2026.

Notary's Signature
My Commission Expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON