BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2026. Notary Public MY COMMISSION EXPIRES: MARCH 5, 2030 (AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CANDACE JANINE GRISHAM & VARUN MENON	**HUNTINGTON BANK**	**104-05-0T-002.00 CO**
(NAME)	(NAME)	
550 ACKLEN PARK DRIVE	**P. O. BOX 182519**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	**COLUMBUS, OH 43231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **YOLANDA MARTIN AND CANDACE JANINE GRISHAM, IN ORDER TO CREATE A TENANCY BY THE ENTIRETY IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **CANDACE JANINE GRISHAM AND HUSBAND, VARUN MENON,** A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 7, Unit No. B, on the plan of Acklen Park Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Acklen Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190502-0040775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Candace Janine Grisham, an unmarried woman, and Yolanda Martin, a married woman, as tenants in common with right of survivorship, by warranty deed dated April 28, 2020 of record in Instrument No. 20200430-0045393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20170925-0098056: Declaration of Covenants, Conditions, Liens, Easements, and Restrictions of record in Instrument No. 20190502-0040775; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141120-0106977; By-Laws for the Acklen at Murphy Owner's Association, Inc. of record in Instrument No. 20180716-0068888; Easement granted to U. S. Sprint Communications Company by Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778, Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is the same description as prior deed.

This is not the principal residence of Yolanda Martin.

Karen Johnson Davidson County
Batch # 1396449 DEEDQC
03/24/2026 09:20:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260324-0023185

unimproved ( )
This is improved(X) property known as **550 ACKLEN PARK DRIVE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of March, 2026.

YOLANDA MARTIN

CANDACE JANINE GRISHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **YOLANDA MARTIN AND CANDACE JANINE GRISHAM,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of March, 2026.

Notary Public

My Commission Expires: **March 5, 2030**.

