THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch #: 1396498 DEEDQC
03/24/2026 10:12:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260324-0023241

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 19th day of March, 2026.

Notary Public

My commission expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Peach Family Trust	**New Owner(s)**	**08314020300**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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, **Jewell P. Peach, a single woman** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Peach Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 1, Plan of Resubdivision of Lots 85 and 86, Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, with Resubdivision of record in Book 3500, Page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jewell P Peach, a single woman, by Warranty Deed from James Markham, III and Lonnie Michelle Markham and Catherine C Randolph and Teresa Lyn Markham, dated July 29, 2003, of record in Instrument No. 20030807-0112566, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 1705 Lillian Street, Nashville TN 37206.

WITNESS our hands this 19 day of MARCH, 2026.

Jewell P. Peach

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Jewell P. Peach,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of March, 2026.

Notary Public

My Commission Expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY