Karen Johnson Davidson County
Batch # 1396632 DEEDQC
03/24/2026 02:04:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260324-0023415

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
PATRICK R. HOLMES 917 WEDGEWOOD AVENUE. NASHVILLE, TN 37203	PENFED CREDIT UNION P.O. BOX 650001 DALLAS, TX 75265-0001	MAP 105-09 PARCEL 374

KNOW ALL MEN BY THESE PRESENTS:

That KEREN M. HOLMES, Grantor, (being one and the same as KEREN MARIE HOLMES) for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 25D1783, between KEREN MARIE HOLMES, Plaintiff, and PATRICK RYAN HOLMES Defendant, (being one and the same as PATRICK R. HOLMES), does hereby demise, release, and forever quitclaim unto the said, PATRICK R. HOLMES, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot number 4 on the plan of W. T. Fitzpatrick's Subdivision of Lot number 29, Waverly Place, of record in Book 547, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mark Stuart and Will McGinness (also known as Will McGinniss) by deed recorded as instrument number 20060801-0093 174, said Register's Office THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This property is not now and has never been the residence if either Grantor

This is IMPROVED property known as 917 Wedgewood Avenue, Nashville, TN 37203.

Being the same property conveyed to Keren M. Holmes and husband, Patrick R. Holmes by Warranty deed from Mark Stuart, unmarried, and Will McGinniss, a married man of record in Instrument No. 20080604-0057199 Register's Office for Davidson County, Tennessee, dated June 02, 2008 and recorded on June 04, 2008. (Value of consideration shown in aforementioned deed $480,000.00.) Being also known as 917 Wedgewood Avenue Nashville, Tennessee 37203. Property address being provided for informational purpose only.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said PATRICK R. HOLMES hereby agrees to pay and agrees to hold KEREN M. HOLMES harmless from an original Deed of Trust in favor of American Financial Network, Inc., and now PenFed Credit Union, said note bearing an original unpaid principal balance of $676,000.00, as evidenced by a Deed of Trust filed in Instrument No. 20211021-0141604, dated October 14, 2021 and recorded on October 21, 2021 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(a)(1)(C)(v)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KEREN M. HOLMES, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

KEREN M. HOLMES
Grantor

Sworn to and subscribed before me
this 24th day of March, 2026.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 11/08/2027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named PATRICK R. HOLMES, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

PATRICK R. HOLMES
Affiant/Grantee

Sworn to and subscribed before me
this 24th day of March, 2026.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 11/08/2027

This instrument prepared from information provided by the parties involved.