File No: 2005824677

Karen Johnson Davidson County
Batch# 1400229 DEEDQC
04/01/2026 02:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260401-0026004

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Tia Rose Mirenda, 1990 Loney Dr., Nashville, TN 37210

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 106-14-0-054-00

QUITCLAIM DEED

Benjamin T. Proctor, unmarried, whose mailing address is **81 Scobey Dr., Nashville, TN 37210**, and **Tia Rose Mirenda,** unmarried, whose mailing address is **1990 Loney Dr., Nashville, TN 37210**, a formerly married couple who are now divorced pursuant to the Joint Agreed Final Order filed in Davidson County, TN in Case No. 19D-1612 on 2/9/2026 ("Grantor"), for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Tia Rose Mirenda,** unmarried ("Grantee"), whose tax mailing address is **1990 Loney Dr., Nashville, TN 37210,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE MAP OF RAYMOND HEIGHTS OF RECORD IN PLAT BOOK 1424, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN T. PROCTOR AND TIA ROSE MIRENDA, HUSBAND AND WIFE FROM TERESA R. PUGH, UNMARRIED WOMAN, DATED 06/19/2019, RECORDED 06/21/2019, DEED INSTRUMENT NO. 20190621-0060038, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 106-14-0-054-00

Property Address is: 1990 Loney Dr., Nashville, TN 37210

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 31, 2026

Benjamin T. Proctor

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Benjamin T. Proctor**, personally known to me, or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31 day of March 2026.

Takisha Murphy
Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on March 31, 2026.

Tia Rose Mirenda

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Tia Rose Mirenda**, personally known to me, or has produced TN Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31 day of March, 2026.

Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to before me on this the March day of 27, 2026.

Takisha Murphy
Notary Public

My Commission Expires: 5-3-2027

SEAL

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, 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 03/27/26 (date of document).

Affiant Signature

03/31/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 31 day of MARCH, 2026.

Beth Ann Henderson
Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923