This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson
Batch # 1401507
04/06/2026 08:05:41 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260406-0026866

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE )
COUNTY OF WILSON )

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

Sworn to and subscribed before me
this 1st day of April, 2026.

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

## QUITCLAIM DEED

| ADDRESS OR NEW OWNERS: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| Barbara Howard and Garry D. Jordan, as Tenants in Common With Rights of Survivorship<br>120 Cedarwood Lane<br>Madison, TN 37115 | Barbara Howard and Garry D. Jordan, as Tenants in Common With Rights of Survivorship<br>120 Cedarwood Lane<br>Madison, TN 37115 | 043 02 0A 120.00 |

FOR NO MONETARY CONSIDERATION, I, **Barbara Howard,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Barbara Howard and Garry D. Jordan, as Tenants in Common With Rights of Survivorship** , situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120, UNIT F, ON THE PLAN OF PHASE ONE, SITE PLAN, CEDARWOOD COURTYARD HOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 5200, PAGE 61 AND CLARIFICATION OF

PLAT OF RECORD IN BOOK 5497, PAGE 800, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING the same property conveyed to **Barbara Howard**, by **Donald P. Murphy and Lori Ann Farnum,** by Warranty Deed of record in Instrument No. 00011384-0000156, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 120 Cedarwood Lane, Madison, TN 37115.

This conveyance is made subject to:

1. 2026 taxes, which have been prorated and assumed by Grantee.
2. Restrictive covenants contained in instrument of record in Book 5302, page 546, Register's Office for said County.
3. Matters shown on the Plan of record in Plat Book 5200, page 61, Register's Office for said County.

Witness by my hand this 1st day of April, 2026

Barbara Howard

**Barbara Howard**

STATE OF TENNESSEE )
COUNTY OF WILSON )

On the 1st day of April, 2026, personally appeared before me, Barbara Howarad, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

