Karen Johnson Davidson County
Batch# 1402213 DEEDQC
04/06/2026 02:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260406-0027455

File No: 2005696022
Grantor's Loan No. _____

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:
Caleb Voigt and Lauren Voigt, 719 Greymont Dr, Nashville, TN 37217

Exempt: This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 119 08 0 030.00

QUITCLAIM DEED

Caleb Voigt, married, and **Noah Voigt** married and joined by spouse, **Ana C. Voigt,** ("Grantor"), of 719 Greymont Dr, Nashville, TN 37217, for and in consideration of $0.00 (Zero Dollars and Zero Cents), releases and quitclaims to **Caleb Voigt** and **Lauren Voigt,** husband and wife as tenants by the entirety, ("Grantee"), whose tax mailing address is 719 Greymont Dr, Nashville, TN 37217, with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 47, AS SHOWN ON THE MAP ENTITLED GLENCLIFF ESTATES, SECTION TWO, OF RECORD IN BOOK 1130, PAGES 77 AND 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel No 119 08 0 030.00

Property Address is: 719 Greymont Dr, Nashville, TN 37217

BEING THE SAME PROPERTY CONVEYED TO CALEB VOIGT, AN UNMARRIED MAN AND NOAH VOIGT, AN UNMARRIED MAN, BY DEED FROM JOHN E. FRANCISCO, A MARRIED MAN AND REBECCA R. FRANCISCO, HIS WIFE, DATED 06/16/2023, RECORDED 06/20/2023, DEED INSTRUMENT NO. 20230620-0046817, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

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 26 March, 2026:

Caleb Voigt

Noah Voigt

Ana C. Voigt

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Caleb Voigt** and **Noah Voigt** and **Ana C. Voigt**, personally known to me, or has produced a TN dl, 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 26 day of March, 2026.

Barbara Collins
Notary Public

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

STATE OF PA
COUNTY OF Allegheny

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 $0.00.

Affiant Chuck Cox

Subscribed and sworn to before me on this the 1ST day of APRIL, 2026.

Beth Ann Henderson
Notary Public Beth Ann Henderson

My Commission Expires: 5/23/29

SEAL

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

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 03/26/2026 (date of document).

N.J.W.B.

Affiant Signature

04/02/2026

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 2ND day of April, 2026.

Beth Ann Henderson

Notary's Signature

Beth Ann Henderson

MY COMMISSION EXPIRES: 5/23/29

NOTARY'S SEAL

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