REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1402404 DEEDQC
04/07/2026 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260407-0027634

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED, THIS 27th DAY OF MARCH, 2026.

REBECCA SHERMAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 12/09/2028 WILLIAMSON COUNTY SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Road
Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:

NEW OWNER

NEW OWNER:

Darrell Waltrip and Stephanie Waltrip
2300 Chickering Lane
Nashville, TN 37215

QUITCLAIM DEED CREATING A TENANCY IN COMMON

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 26th day of March, 2026 by and between **DARRELL WALTRIP AND STEPHANIE WALTRIP, husband and wife,** as tenants by the entirety (hereinafter referred to as "GRANTORS") and **DARRELL WALTRIP**, as to an undivided one-half (1/2) interest, and **STEPHANIE WALTRIP**, as to an undivided one-half (1/2) interest, as tenants in common, his or her heirs, successors, and/or assigns forever (hereinafter referred to as "GRANTEES").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTORS do by these presents, release, remise, quitclaim and convey unto GRANTEES, as tenants in common, each as to an undivided one-half interest, in fee simple, his or her respective successors, heirs and/or assigns forever, all of GRANTORS' right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Chickering Valley, of record in Plat Book 2331, Pages 121 through 123 inclusive, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Darrell Waltrip and Stephanie Waltrip, husband and wife, by Warranty Deed dated August 28, 2025 and recorded August 29, 2025 in Instrument No. 20250829-0069346, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 144-10-0-024.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2300 Chickering Lane, Nashville, Tennessee 37215.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

Said property is conveyed to GRANTEES, each as to an undivided one-half (1/2) interest, as tenants in common, in fee simple, his or her respective successors, heirs, and/or assigns forever, subject to any limitations, restrictions, easements, and encumbrances of record.

In Witness Whereof, GRANTORS have set his or her hand this the 26th day of March, 2026.

DARRELL WALTRIP

STEPHANIE WALTRIP

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DARRELL WALTRIP and STEPHANIE WALTRIP, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 26th day of March, 2026.

SEAL

REBECCA CHERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/09/2028
WILLIAMSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 12/9/2028

TENNESSEE COPY CERTIFICATION

I, Cheryl L. Voll of Dentons Bingham Greenebaum LLP, hereby certify that the attached document dated March 26, 2026 being submitted for electronic recording, is a true and complete copy of the original in my possession.

Cheryl L. Voll

Cheryl L. Voll

Date: 4/1/2026

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

Subscribed and sworn to before me by Cheryl L. Voll this 1st day of April, 2026.

My Commission Expires:_____

Carrie R. Barr

Notary Public, Kentucky
State at Large
Notary ID:_____

[Seal/Stamp]

CARRIE R. BARR
NOTARY PUBLIC, ID NO:KYNP68062
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES, MARCH 25, 2027