QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1404382 DEEDQC
04/10/2026 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260410-0029252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine A. Colby	**Same as New Owner**	
(NAME)	(NAME)	**130 04 0 043.00**
4308 Estes Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE A. COLBY, AN UNMARRIED PERSON, AND BRADLEY B. GAUCHAT, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **KATHERINE A. COLBY, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13, Map Of Comptonwood Subdivision, as shown on Plat of Record in Plat Book 974, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Property

Also included in the above Described property is any portion of property that would have been sold/or acquired by Boundary Line Agreement recorded at Instrument No. 20080423-0041530, said Register's Office.

Being the same property conveyed to Katherine A. Colby, an unmarried person and Bradley B. Gauchat, an unmarried person, as tenants in common with right of survivorship by Quitclaim Deed from Katherine A. Colby, an unmarried person, of record in Instrument No. 20220831-0098376, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 4308 Estes Road, Nashville, TN 37215.

Witness my/our hand(s) this the 10th day of April, 2026.

Katherine A. Colby

Bradley B. Gauchat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Katherine A. Colby, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of April, 2026.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Bradley B. Gauchat, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of April, 2026.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

RETURN TO:
Katherine A. Colby
4308 Estes Rd.
Nashville, TN 37215

True Copy Certification

I, **Megan Paulus,** 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 this the 10th day of April, 2026.

Affiant Signature
Date 4/10/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029