Karen Johnson Davidson County
Batch# 1404824 DEEDQC
04/13/2026 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029927

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Wanda R. Thompson
Address: 1931 Mahala Drive
Hermitage
State: TN Zip Code: 37076

Map and Parcel ID #: P/O 076000020.00 and 076000156.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Wanda Thompson (aka Wanda R. Thompson), a single woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Christine Necole Smith, Trustee of the Wanda R. Thompson Irrevocable Trust, dated March 27, 2026, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Being Lot No. 109, Chandler Reserve, Phase 5, as shown on plat of record in Instrument No. 202508200066643, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc. an Arizona corporation from Desperado Partners, a Tennessee general partnership dated 07/26/2021 and recorded in Instrument No. 202108020103830, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc. an Arizona corporation Inc by Warranty Deed from J.D. Eatherly, Trustee of the J.D. Eatherly Revocable Living Trust dated 07/13/2018, of record in Instrument 20211214016528 3, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1931 Mahala Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being same property conveyed in Instrument 202602200013749

Wanda R Thompson
Grantor's Signature

Wanda R Thompson
Grantor's Name

STATE OF Tennessee

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda R. Thompson whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 27th day of March, 2026.

Notary Public

My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Wanda R Thompson
Affiant

STATE OF Tennessee

COUNTY OF Davidson)

Subscribed and sworn to before me this 27th day of March, 2026

Notary Public
My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 3/27/26 (date of document).

Affiant Signature

3/27/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

