QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

DAT PATCH HALL

Affiant

Subscribed and sworn to me on April 13, 2026.

Kaelyn Porter

NOTARY PUBLIC

My Commission Expires: 11/05/2029

KAELYN PORTER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patricia A. Hall & Tara Danette Hall 3217 Hummingbird Dr., Nashville, TN 37218	Same as New Owner	059 13 0 048.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Patricia A. Hall, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Patricia A. Hall and Tara Danette Hall, joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 100 on the plan of Treppard Heights, Section No. 7 of record in Book 2900, page 13, Register's Office for said County.
>
> Being the same property conveyed to Patricia A. Hall by Quitclaim Deed from Luella Murray and Isaac C. Roberts, Jr., dated August 26th, 1995, and recorded on August 29th, 1995, of record in Book 9777, page 35, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 3217 Hummingbird Dr., Nashville, TN 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch # 1404880 DEEDQC
04/13/2026 03:43:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260413-0030002

WITNESS my hand on April 13th, 2026.

Patricia Hall

Patricia A. Hall

STATE OF TN

COUNTY OF Davidson

On April 13, 2026, before me personally appeared **Patricia A. Hall**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 13, 2026.

KAELYN PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Kaelyn Porter
NOTARY PUBLIC

My Commission Expires: 11/05/2029