QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY April, 2026.

Notary Public

MARGARETTE SHIELDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

MY COMMISSION EXPIRES: 1-22-2029
(AFFIX SEAL)

JM-QCD-26-213

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jimmy Petway, Jr and Maegan Bowers Petway and Rosalyn Reffegee, all as tenants in common with right of survivorship	**Same As New Owner**	
(NAME) **213 Queens Lane Court,**	(NAME)	**069-01-0-009.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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, **ROSALYN REFFEGEE, A SINGLE PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JIMMY PETWAY, JR AND MAEGAN BOWERS PETWAY AND ROSALYN REFFEGEE, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and 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 No. 3 on the Plan of Final Plat of Enchanted Hill, Section 12, Resubdivision Lots 207 thru 211 of record in Plat Book 6900, Page 939, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rosalyn Reffegee, a single person by Quitclaim Deed from Maegan Shante Bowers, a married person of record in Instrument No. 20230807-0061161 Register's Office for Davidson County, Tennessee, dated August 07, 2023 and recorded on August 07, 2023.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **213 Queens Lane Court, Nashville, Tennessee 37218**.

Karen Johnson Davidson County
Batch # 1405710 **DEEDQC**
04/15/2026 09:21:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260415-0030631

Witness my/our hand(s) this the 13 day of April, 2026.

Rosalyn Reffegee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSALYN REFFEGEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of April, 2026.

Notary Public
My Commission Expires: 1-22-2029
(SEAL)

MARGARETTE SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206