Karen Johnson Davidson County
Batch# 1405915 DEEDQC
04/15/2026 02:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260415-0030925

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Omni Maercklein 816 Due West Avenue N Madison, Tennessee 37115	SAME	05101002500

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 9th day of April, 2026, between **Omni Maercklein, F/K/A Peter Maercklein,** a resident of Davidson County, Tennessee("Grantor"), and **Omni Maercklein**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being the East part of Lot No. 31 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the North margin of Due West Avenue in the corner of Lots Nos. 31 and 32; thence with the line between said lots Northerly 500 feet to a point; thence Westwardly 101.02 feet to an iron pin at the Northeast corner of part of said lots conveyed to Charles McClearen, et ux, by deed of record in Book 1779, Page 247, said Register's Office; thence along McClearen's East line South 27 degrees 15 minutes West 508 feet to the common corner of Lots Nos. 30 and 31 in the North margin of Due West Avenue; thence with the margin of said Avenue Eastwardly 100.17 feet to the beginning.

Being the same property conveyed to Peter Maercklein, an unmarried man, by warranty deed from Greg Rohan, married, of record in Instrument No. 20180629-0063496, in the Register's Office of Davidson County, Tennessee. Peter Maercklein, having since legally changed his name to Omni Maercklein, is executing this quitclaim deed for the sole purpose of updating vesting to his new name.

This is improved property known as: **816 Due West Avenue N, Madison, Tennessee 37115**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Omni Maercklein, F/K/A Peter Maercklein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Omni Maercklein, F/K/A Peter Maercklein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 9th day of April, 2026.

_____
Notary Public
My Commission Expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 9th day of April, 2026.

_____
Notary Public
My commission expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 9, 2026

April 15, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 15 day of April, 2026

Notary Public: _____

My Commission Expires: 7.6.26