Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd Ste 130**
**Nashville, TN 37215**
**File 260353789**

Karen Johnson
Batch # 1408909
04/21/2026 09:41:59 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260421-0032573

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

Jessica Parker
Affiant

Subscribed and sworn to before me, this 14th day of April, 2026.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Lee Parker and Jessica Elyse Parker<br>320 Old Hickory Blvd #2701<br>Nashville, TN 37221 | New Owner | 128 12 0A 122.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lee William Parker, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Lee Parker and Jessica Elyse Parker, husband and wife,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of their interest in the following land:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 122, Building 27, EAGLE RIDGE AT THE RESERVE, SECTION 7, PHASE 1B, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875, and amended in Instrument No. 20030108-0003694, Register's Office for said County, to which source reference is hereby made for a more complete details of description.

Being the same property conveyed to Lee William Parker, unmarried, by Warranty Deed from Matthew Valko and Christine Covino, husband and wife, of record in Instrument No. 20231114-0088558, in the Register's Office of Davidson County, Tennessee, dated August 22, 2023 and recorded on November 14, 2023.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of April, 2026.

Lee William Parker

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lee William Parker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of April, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026