This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1410506 DEEDQC
04/23/2026 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260423-0034462

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 23 day of APRIL, 2026.

Notary Public

My Commission expires 1/21/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Wanda Starks
1625 Harpeth Run Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Wanda Starks
1625 Harpeth Run Drive
Nashville, TN 37221

MAP AND PARCEL NUMBER: 126160A39700CO

QUITCLAIM DEED
26NT00495

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Wanda Starks, widow, as surviving tenant by the entirety

By these presents do remise, release and **QUITCLAIM** unto

Wanda Starks

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 530 on the Plan of Final Plat, Parkview at Riverwalk Phase 1, a Cluster Lot Development of record in Plat at Instrument No. 20050215-0016985, 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 as conveyed to Samantha Quirk and Carson Quirk, Wife and Husband by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust dated 02/22/2022 recorded 03/03/2022 in Instrument No. 20220303-0024205, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda Starks and Philip Edward Starks by Warranty Deed from Samantha Quirk and Carson Quirk, dated April 25, 2025, and recorded May 8, 2025, in Instrument No. 20250508-0036237 in Register's Office of Davidson County, Tennessee. Philip Edward Starks died 07/28/2025, leaving Wanda Starks as surviving tenant by the entirety.

This is an improved property commonly known as: 1625 Harpeth Run Drive, Nashville, TN 37221-6594

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

Witness our hands this _____ day of _____, _____.

Wanda Starks DIGITALLY SIGNED 04/23/2026 11:12 AM CDT

_____

Wanda Starks

State of TN, Davidson
County of _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Wanda Starks,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 04/23/2026 11:16 AM CDT

_____

Notary Public

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Tennessee Certification of Electronic Document

I, Justin Foster 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 4/23/26 (date of document).

Affiant Signature

4/23/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of April, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027