Karen Johnson Davidson County
Batch# 1411694 DEEDQC
04/27/2026 10:59:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260427-0036159

File No: 2005375933
Grantor's Loan No. 2601186235

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Sean Rogers Dailey, 2756 Cato Ridge Dr, Nashville, TN 37218

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 058-09-0A-186-00

QUITCLAIM DEED

Sean Rogers Dailey, unmarried, and **Amelia Crofts Dailey,** unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 23D1317 on 11/18/2025 ("Grantor"), of **2756 Cato Ridge Dr, Nashville, TN 37218**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Sean Rogers Dailey,** an unmarried man, ("Grantee"), whose tax mailing address is **2756 Cato Ridge Dr, Nashville, TN 37218,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 177 ON THE PLAN OF JORDAN RIDGE AT EATON'S CREEK, PHASE 7, SECTION 1, OF RECORD IN INSTRUMENT 20070824- 0101605, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SEAN ROGERS DAILEY AND WIFE, AMELIA CROFTS DAILEY FROM RHONDA THOMPSON, DATED 12/22/2015, RECORDED 12/23/2015, DEED INSTRUMENT NO. 20151223-0129054, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 058-09-0A-186-00

Property Address is: 2756 Cato Ridge Dr, Nashville, TN 37218

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on APRIL 15, 2026:

Sean Rogers Dailey

STATE OF Tennessee
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Sean Rogers Dailey**, personally known to me, or has produced DRIVERS License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of APRIL, 2026.

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

my commission Expires:
1/22/29

Executed by the undersigned on April 16th, 2026:

Amelia Crofts Dailey

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Amelia Crofts Dailey**, personally known to me, or has produced Driver's license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of April, 2026.

Notary Public



STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ ~~95,000.00~~ 0.00

Amelia C Daly
Affiant

Subscribed and sworn to before me on this the 16th day of April, 2026.

Notary Public

My Commission Expires: 4/21/2029

SEAL

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-21-2029

Tennessee Certification of Electronic Document

I, Amy Cox, 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 04/15/2026 (date of document).

Affiant Signature

04/21/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21 day of April, 2026.

Lindsey Seltmann
Notary's Signature

MY COMMISSION EXPIRES: 11/23/2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Seltmann, Notary Public
Allegheny County
My commission expires November 23, 2028
Commission number 1387661
Member, Pennsylvania Association of Notaries