Prepared by:
Peggy J Rice
45 Glenrose Ave
Nashville Tn 37210

After recording return to new owner:
Phyllis S McCaleb
312 Holston Dr
Smyrna Tn 37167

Send tax bills to:
Phyllis S McCaleb
312 Holston Dr
Smyrna Tn 37167

Karen Johnson
Batch # 1412154
04/28/2026 11:54:55 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260428-0037038

Space Above This line for Recorder's Use

TENNESSEE QUITECLAIM DEED

State Of Tennessee
Davidson County
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollars ($1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Peggy J Rice, a single individual, residing at 45 Glenrose Ave, Nashville, Tennessee, 37210.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Phyllis S McCaleb, a married individual, residing at 312 Holston Dr, Smyrna, Tennessee, 37167 (hereinafter called the "Guarantee(s)" all the rights, title, interested, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

LEGAL DESCRIPTION: LOT 167 SEC 5 STERLING HGTS 062X183XIR
Subdivision: Sterling Heights
Map & Parcel: 119 02 0 248.00
APN # 11902024800
Lot Size: 0.43 acres (18,731 sq ft)
Deed Reference: 00004824-0000445
Current Owner: RICE, JAMES M. ETUX

Any Reference to recorded instruments is reference to the Register's Office in said County,

Grantor's Signature Peggy J. Rice **Date** 4-27-26
Print Name: Peggy J Rice
Address: 45 Glenrose Ave, Nashville, Tennessee, 37210

State of Tennessee

County of Rutherford

I, the undersigned, a Notary Republic in and for said County, in said State, hereby certify that Peggy J. Rice whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntary on the day the same bears date.

Given under my hand this 27th day of April, 2026

Catherine Nichole McKinney
Notary Public

Catherine Nichole McKinney STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2030 RUTHERFORD COUNTY

My Commission Expires: 3/16/30

I hereby swear to affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature Peggy Jean Rice

State of Tennessee

County of Rutherford

Subscribed and sworn before me this 27th day of April, 2026

Catherine Nichole McKinney
Notary Public

Catherine Nichole McKinney STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2030 RUTHERFORD COUNTY