Karen Johnson
Batch # 1413549
04/30/2026 08:10:38 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260430-0038103

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee
Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENN
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF April, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/20/2026

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Douglas R. Faria
240 Ridgeway Drive
Nashville, TN 37214

SEND TAX BILLS TO:
same

MAP – PARCEL NUMBERS
095 -08-0/007.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Andrea E. Coberly f/k/a Andrea E. Faria, do hereby remise, release and quitclaim unto Douglas R. Faria, unmarried, his successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 127, Eva-Mor Heights, Section Two, of record in Plat Book 1835, Page 30, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Andrea E. Faria, unmarried, and Douglas R. Faria, unmarried, by Quitclaim Deed dated June 10, 2014, from Andrea E. Faria, unmarried, recorded in Instrument No. 20140711-0061324, Register's Office for Davidson County, Tennessee.

This is improved property known as 240 Ridgeway Drive, Nashville, TN 37214

WITNESS my hand this 22 day of April, 2026.

Andrea E. Coberly f/k/a Andrea E. Faria

STATE OF Florida }
}
COUNTY OF Hillsborough }

Personally appeared before me, a Notary Public in and for said County and State, the within named Andrea E. Coberly f/k/a Andrea E. Faria, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Tampa (City), Hillsborough County, Florida (State), this 22 day of April, 2026.

Notary Public

My Commission Expires: 07/20/2027

STEPHEN J. FISCHER
MY COMMISSION # HH 424139
EXPIRES: July 20, 2027

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.