39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

Karen Johnson Davidson County
Batch # 1415370 DEEDQC
05/04/2026 01:13:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260504-0039699

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, the undersigned, **Dalton McGowen and Rachel McGowen, husband and wife,** hereinafter called the **Grantor**, does hereby quitclaim unto **Dalton McGowen and Rachel McGowen, husband and wife, and Christopher R. Michaud and Mallory G. Kirsch, husband and wife, all as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's 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. 54 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, 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 conveyed to Dalton McGowen and Rachel McGowen, husband and wife by Warranty Deed from Bradley T. Connolley, a single man and Michaela A. Calotta, a single woman, dated April 1, 2026, in Instrument No. 20260402-0026596, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The intent of this Quitclaim Deed is to vest title to Dalton McGowen and Rachel McGowen, husband and wife, and Christopher R. Michaud and Mallory G. Krisch, husband and wife, all as joint tenants with right of survivorship.

This is improved property, known as: 1013 Horseshoe Drive, Nashville, TN 37216.

WITNESS THE EXECUTION HEREOF this 14 day of April, 2026.

Dalton McGowen

Dalton McGowen

Rachel Mcgowen

Rachel McGowen

State of Tennessee)
County of Davidson)

On this 24th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Dalton McGowen** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) ~~to be~~ the person(s) described in and who executed the foregoing instrument, and acknowledged ~~the execution~~ as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

On this 24th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Rachel McGowen** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Rachel McGowen
Affiant

Sworn and subscribed before me on this the 24th day of April, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Dalton McGowen Rachel McGowen 1013 Horseshoe Drive Nashville, TN 37216	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	061-10-0-194.00