Karen Johnson Davidson County
Batch# 1417988 DEEDQC
05/08/2026 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260508-0041648

DK-26-68277

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117
(410) 654-5550
FILE #DK-26-68277

# QUIT CLAIM DEED

GRANTEE ADDRESS:
2048 Creekland View Boulevard
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

PARCEL ID#: 032 16 0B 071.00

THIS DEED made this 23rd day of February, 2026 by and between Morgan Mitcham, an unmarried woman and Jessica Reyes, an unmarried woman, of , party of the first part, Grantor and Morgan Mitcham, an unmarried woman, of 2048 Creekland View Boulevard, Nashville, TN 37207, party of the second part, Grantee. All right, title and interest in the property ®

WITNESSETH, that in consideration of the sum of Zero Dollars and No Cents ($0.00), the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said party of the first part does grant and convey to the said Morgan Mitcham, an unmarried woman , in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO- WIT:

BEING LOT 71, ON THE PLAN OF HERITAGE CREEK, PHASE 1B, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20220512- 0055047, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The improvements thereon being commonly known as 2048 Creekland View Boulevard, Nashville, TN 37207.

Being the same lot or parcel of ground which by Deed dated September 29, 2023 and recorded October 3, 2023 among the Land Records of Davidson County, State of Tennessee, in Book: Page:, was granted and conveyed/assigned by and between CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, unto MORGAN MITCHAM, AN UNMARRIED WOMAN, AND JESSICA REYES, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP.

The Grantee hereby certifies, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by me.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

© ~~TO HAVE AND TO HOLD the said described lot of ground and premises to the said Morgan Mitcham, an unmarried woman , his/her heirs and assigns forever in fee simple and the said party of the first part his/her heirs, assigns and representatives hereby covenants that he/she are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; and they will forever warrant and defend the title to the same against lawful claims.~~ ®

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

ATTEST:

_____ Morgan ~~Mitchum,~~ Mitcham Grantor (Seal)

_____ Jessica Reyes, Grantor (Seal)

OATH OF VALUE

STATE OF TN

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 10.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME THIS 23rd day of February, 2026.

UNITY ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Morgan Mitcham, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 23rd day of February, 2026, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Morgan Mitchum, an unmarried woman and Jessica Reyes, an unmarried woman, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

UNITY ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission expires: May 8, 2029

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 23rd day of February, 2026, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Morgan Mitcham, an unmarried woman known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission expires: May 8, 2029

UNITY ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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(410) 654-5550
DK-26-68277

**Tennessee Certification of Electronic Document**

I, Alita Russell, 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 2/23/2026 (date of document).

Affiant Signature

3/23/2026
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 23rd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KATHERINE ALFARO
Notary Public - State of New York
No. 01AL0007466
Qualified in Suffolk County
My Commission Expires 05/12/2027