AFTER RECORDING RETURN TO:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 4036199

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1418089 DEEDQC
05/08/2026 02:03:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260508-0041803

Tax ID No.: 07203032200

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 4th day of May, 2026, by and between **Caleb C. French, an unmarried man and Lindsey Leigh Maddox, an unmarried woman, who acquired title as husband and wife,** residing at 1205 Shelton Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Lindsey Leigh Maddox, an unmarried woman,** residing at 1205 Shelton Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1205 Shelton Avenue, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Caleb C. French

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Caleb C. French**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 4th day of May, 2026.

Notary Public

My Commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lindsey Leigh Maddox

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lindsey Leigh Maddox**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 5th day of May, 2026.

Notary Public

My Commission Expires
May 8, 2029

My Commission expires:

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Lindsey Leigh Maddox

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 5th day of May, 2026

Notary Public
My Commission Expires: My Commission Expires May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Lindsey Leigh Maddox
1205 Shelton Avenue
Nashville, TN 37216

Name and address of property owner:

Lindsey Leigh Maddox
1205 Shelton Avenue
Nashville, TN 37216

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Caleb French

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 4th day of May, 2026.

Notary Public
My Commission Expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Name and address for person(s) responsible for taxes:

Lindsey Leigh Maddox
1205 Shelton Avenue
Nashville, TN 37216

Name and address of property owner:

Lindsey Leigh Maddox
1205 Shelton Avenue
Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Caleb French, 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 5-4-26 (date of document).

Affiant Signature

May 4, 2026
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 4th day of May, 2026.

Notary Public
My Commission Expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

EXHIBIT A
LEGAL DESCRIPTION

The following described property located in the County of Davidson:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID Number: 07203032200

Being the same property as conveyed from Matthew Duvernay, a married man to Caleb C. French and Lindsey Leigh Maddox, husband and wife as set forth in Deed Instrument #202106240085371 dated 06/18/2021, recorded 06/24/2021, DAVIDSON County, TENNESSEE.

Property commonly known as: 1205 Shelton Avenue, Nashville, TN 37216