Karen Johnson Davidson County
Batch# 1418794 DEEDQC
05/11/2026 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260511-0042371

THIS INSTRUMENT PREPARED BY:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Susan Danyelle Phifer
761 Florence Cir.,
Madison, TN 37115

Send Tax Bill to:
Owner

Map-Parcel Numbers:
052 06 0 092.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 6 day of May, 2026.

Notary Public

My Commission Expires:
7-2-29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LORI O'DONOHOE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **SUSAN DANYELLE PHIFER,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY,** STATE OF **TENNESSEE,** MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 761 Florence Circle, Madison, TN 37115.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER OR INFORMATION RECEIVED FROM PRIOR RECORDED DEEDS.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of April, 2026.

Lori O'Donohoe

By: Lori O'Donohoe

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Lori O'Donohoe,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness hand and official seal at office at Five Forks Middle School, on this the 30th day of April, 2026.

Mya A Smith

Notary Public

My Commission Expires:

MYA A SMITH
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 06/30/2029

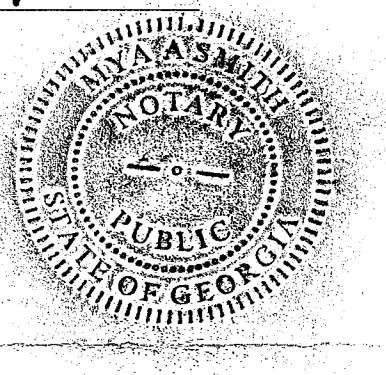


Exhibit A

Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 on the Revised Map of the Layman's Foundation's First Subdivision of Madison Heights, as of record in Book 974, page 65, Register's Office for said County.

Said Lots Nos. 15 and 16 front together 200 feet on the southerly side of Florence Avenue and run back 213 feet on the westerly side along the easterly margin of a walk and 235 feet on the easterly side to the northerly margin of another walk, on which they measure together 202.6 feet.

Being the same property conveyed to John Winston Phifer and wife, Danye Sue Phifer, by Warranty Deed from Alice L. Higgins and husband, Dennis W. Higgins, dated 04/14/1971, of record in Book 4495, Page 646, Register's Office for Davidson County, Tennessee.

The said John Winston Phifer a having predeceased Danye Sue Phifer leaving her as the surviving tenant by the entirety.

The said Danye Sue Phifer having died on 04/29/2023. See Affidavit of Heirship of record in Instrument No. _202605110042370, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/30/26. (date of document).

Affiant Signature

5/11/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

