THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Kris Oliver, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pkwy
2nd Floor, Suite L
Murfreesboro, TN 37129

File No.: 2026-80254

Karen Johnson Davidson County
Batch# 1419742 DEEDQC
05/13/2026 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260513-0042887

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Denea L. Eubanks 1812 Hillpoint Circle Antioch, TN 37013	New Owner	164070A20700CO

THIS INDENTURE made this 4 day of May, 26 between, Rico A. Eubanks, First Party, and Denea L. Eubanks, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM all of his right, title, and interest unto said party of the second part, the following described premises, to wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 151, on the Plan of Section Two, Harvest Grove, as shown by plat appearing of record in Instrument No. 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Rico A. Eubanks and Denea L. Eubanks, husband and wife, by Warranty Deed from Ole South Properties, Inc., dated October 21, 2015, appearing of record in Instrument No. 20151028-0109644, of the Register's Office of Davidson County, Tennessee.

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 who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 4 day of May, 26.

Rico A. Eubanks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rico A. Eubanks, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 4 day of May, 26.

Notary Public

My Commission Expires: 05/08/2029

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration of this transfer is $0.00.

Affiant

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

Notary Public

My Commission Expires: 12-19-26

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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

5-12-26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12 day of May, 2026.

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

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