# QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

*Affiant*

Subscribed and sworn to me on May 18th, 2026

NOTARY PUBLIC

My Commission Expires: 7/6/26

Karen Johnson
Batch # 1421868
05/19/2026 08:38:07 AM
Fees: $12.00 Taxes: $0.00
20260519-0044522

Davidson County
DEEDQC
2 pgs

epared based solely upon
lied by the Grantor, and
fit of a title search.

JESSE BUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Scott D. Hedrick &<br>Gaylor Andrew Gallagher<br>240 Deer Pointe,<br>Nashville, TN 37209 | Same as New Owner | 114-14-A-072.00 |

**This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.**

**KNOW ALL MEN BY THESE PRESENTS** that Scott D. Hedrick, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Scott D. Hedrick and Gaylor Andrew Gallagher, a married couple, as joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 72, on the Final Plat of Section 1, Woodland Forest-Planned Unit Development, of record in Book 6900, pages 534, 535, and 536, Register's office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Scott D. Hedrick by Warranty Deed from Hodges & Son, Inc., dated July 21st, 2008, and recorded on July 22nd, 2008, of record in Instrument No. 20080722-0075154, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 240 Deer Pointe, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand on 5/19, 2026.

**Scott D. Hedrick**

**STATE OF** TN

**COUNTY OF** Davidson

On May 19th 2026, before me personally appeared **Scott D. Hedrick**, to me known (or proved to me on the ~~basis~~ of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 19th, 2026.

JESS BUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

NOTARY PUBLIC

My Commission Expires: 7/6/26