Karen Johnson Davidson County
Batch# 1422169 DEEDQC
05/19/2026 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260519-0045211

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 5 day of May, 2026. Notary Public My Commission Expires: 3/8/2029

TRISTEN W MCKELVEY STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 5 day of May, 2026, among:

CAROLYNNE PETTIT, HEIR-AT-LAW OF MARK PETTIT,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CAROLYNNE PETTIT, AN UNMARRIED WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 53, Section 3, PEPPERTREE FOREST, as shown on plat of record in Plat Book 7900, Page 249, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the HSI Asset Securitization Corporation Trust 2006-HE2 to Laura Bosworth and William Bosworth, dated 6/16/2014, recorded 7/17/2014, of record in Instrument No. 20140717-0063284, in the Register's Office for Davidson County, Tennessee; Being the same property previously conveyed to Deutsche Bank National Trust Company, as Trustee for the HSI Asset Securitization Corporation Trust 2006- HE2, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated 4/8/2014, recorded 4/23/2014, of record in Instrument No. 20140423-0034217, in the Register's Office for Davidson County, Tennessee. And. being the same property previously conveyed to Allan Pineda, a married man by Warranty Deed form Kenneth Allen McCaskill and wife, Marllisa McCaskill, dated 6/28/2006, recorded 7/6/2006, of record in Instrument No. 20060706-0080949 in the Register's Office for

Davidson County, Tennessee.

Being the same property conveyed to Mark Pettit, an unmarried man from Laura Bosworth and William Bosworth, wife and husband by Warranty Deed signed on October 15, 2014 and recorded on October 20, 2014 of record in Instrument No. 20141020-0096676 in the Register's Office for Davidson County. The said Mark Pettit having died intestate on November 1, 2025 leaving his mother, Carolynne Pettit has his sole heir as evidenced by Affidavits of Heirship, of record in Instrument No. 20260422-0033118 and 20260422-0033119 in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1117 Bluewillow Court, Antioch, TN 37013.

THIS DEED has been prepared solely upon information furnished by **Carolynne Pettit.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Carolynne L Pettit

CAROLYNNE PETTIT

State of Tennessee
County of Coffee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Carolynne Pettit**, the within named bargainor(s), 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 official seal this 5 day of May, 2026.

Tristen W. McKelvey, Notary Public
My Commission Expires: 3/18/29

TRISTEN W MCKELVEY
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Owner Name & Property Address:

Carolynne Pettit
1117 Bluewillow Court
Antioch, TN 37013

Responsible Party For Taxes:

Carolynne Pettit
1117 Bluewillow Court
Antioch, TN 37013

Tax Map and Parcel: 165-14-0-043.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 5, 2026.

Affiant Signature

5/5/26
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 5 day of May, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY