Karen Johnson Davidson County
Batch# 1422795 DEEDQC
05/20/2026 10:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260520-0045473

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 590979199-90910345

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

Tax ID No.: 095-10-0-080.00

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 12 day of May, 2026, by and between **Judith Carol Vassar, individually and as surviving spouse of Roy Wayne Vassar, who died** 8/7/2019, residing at 505 Wanda Drive, Nashville, TN 37210, hereinafter referred to as Grantor(s) and **Misty Belle Vassar,** located at 505 Wanda Drive, Nashville, TN 37210, and **Roy W. Vassar, Jr.,** located at 505 Wanda Drive, Nashville, TN 37210, **as joint tenants with right of survivorship**, 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: 505 Wanda Drive, Nashville, TN 37210

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/25/1979 under Book 5470, Page 987 in the Register's Office of Davidson County, Tennessee.

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.

Judith Carol Vassar
Judith Carol Vassar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Judith Carol Vassar,** 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, Tennessee, this 12th day of MAY, 20 26.

Notary Public

My Commission expires: 11/08/2028

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

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.

Judith C. Vassar
Affiant

Print Name: Judith Carol Vassar

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of May, 2026.

Notary Public
My Commission Expires: 11/08/2028

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

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

Misty Belle Vassar and Roy W. Vassar, Jr.
505 Wanda Drive
Nashville, TN 37210

Name and address of property owner:

Misty Belle Vassar and Roy W. Vassar, Jr.
505 Wanda Drive
Nashville, TN 37210

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 116 on the Plan of Elm Hill Acres, Section 2, of record in Plat Book 2331, page 48, Register's Office for Davidson County, Tennessee.

APN: 095-10-0-080.00

Property commonly known as: 505 Wanda Drive, Nashville, TN 37210

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 5/12/2026 [date of document]

Affiant Signature

5/19/2026

Date

State of New York

County of Erie

Sworn to and subscribed before me this 19th day of MAY , 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL