Karen Johnson Davidson County
Batch# 1423251 DEEDQC
05/20/2026 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260520-0045636

QUITCLAIM DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
COLT J. KORTH (NAME)	**NEW OWNER** (NAME)	**149 05 0 101.00**
4936 BARCLAY SQUARE DRIVE ANTIOCH, TN 37013 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of May, 2026, the undersigned, **EDYTA DOMINIKA FEDUREK, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **COLT J. KORTH, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **4936 BARCLAY SQUARE DRIVE, ANTIOCH, TN 37013** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of SECTION ONE, TERRAGON TRAILS of record in Plat Book 4860, Page 61, as amended in Book 5066, Page 836 and Book 5126, Page 996, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Colt J. Korth, unmarried, and Edyta D. Fedurek, unmarried, and Rudi Korth, married, by Warranty Deed from James J. Jeffers and wife, Stephanie Jeffers, of record in Instrument No. 20200514-0050227, in the Register's Office of Davidson County, Tennessee, dated May 08, 2020 and recorded on May 14, 2020.

NOTE: Rudi Korth died intestate on or around September 20, 2022. *See* Affidavit of Heirship dated April 17, 2026 and recorded on May 12, 2026 as Instrument No. 20260512-0042692 in the Register's Office of Davidson County, Tennessee. The heirs at law of Rudi Korth conveyed their interest in the foregoing described property to Colt J. Korth, a single man, by Quitclaim Deed dated April 17, 2026 and recorded on May 12, 2026 as Instrument No. 20260512-0042806 in the Register's Office of Davidson County, Tennessee.

This improved property more commonly known as 4936 Barclay Square Drive, Antioch, TN 37013.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of May, 2026.

GRANTOR: EDYTA DOMINIKA FEDUREK

Edyta Fedurek

STATE OF Pennsylvania)
COUNTY OF Philadelphia)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EDYTA DOMINIKA FEDUREK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare ~~under~~ penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of May, 2026.

CM Robinson
Notary Public

11/23/2029
My Commission Expires

Commonwealth of Pennsylvania - Notary Seal
CHRISTETA M ROBINSON - Notary Public
Philadelphia County
My Commission Expires November 23, 2029
Commission Number 1406969

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 19, 2026

Affiant Signature

5/19/2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19 day of May, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY