Karen Johnson Davidson County
Batch# 1426656 DEEDQC
05/29/2026 10:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260529-0048761

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Deborah A. Darnell
2545 Oak Forest Drive
Antioch, TN 37013

Send Tax Bills To
Same

Map-Parcel No.
149 02 0 72.00

Quitclaim Deed from Spouse to Spouse

Grantor: William J. Darnell
Grantee: Deborah A. Darnell

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 53, as shown on the map entitled the Plan of Oakwood Subdivision, Phase Two, Section One, or record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Darnell, and wife, Deborah A. Darnell, by deed from Roger W. Latterell and Ronda E. Latterell, husband and wife, of record in Instrument Number 20990702-0061671, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2545 Oak Forest Drive, Antioch, TN 37013.

The intent of this conveyance is for William J. Darnell to transfer one hundred percent of his marital interest in said property to Deborah A. Darnell.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

William J. Darnell by Deborah A Darnell, AIF
William J. Darnell by Deborah A. Darnell, AIF
Grantor

State of Tennessee
County of Davidson

On May 26, 2026, before me personally appeared Deborah A. Darnell, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for William J. Darnell, and who acknowledged that she executed the same as attorney-in-fact for William J. Darnell.

Janel Heflin
Notary Public
My commission expires: 2/10/2030

JANEL HEFLIN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Deborah A Darnell
Deborah A. Darnell, Grantee

Sworn to and subscribed before me on May 26, 2026.

Janel Heflin
Notary Public
My commission expires: 2/10/2030

JANEL HEFLIN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 26, 2026.

Hope Campbell
Signature

5/26/26
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on May 26, 2026.

Jennifer Dismukes Berkon
Notary's Signature
My Commission Expires: 12/27/2027

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER