This Instrument Prepared from Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Parcel ID: 151010A07300

SEND TAX BILLS TO:

NEW OWNER

NAME AND ADDRESS OF NEW OWNER:

DeShawn Futrell
409 Bridgeton Cove Court
Antioch, TN 37013

Karen Johnson Davidson County
Batch # 1427287 DEEDQC
06/02/2026 12:51:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260602-0049599

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, the undersigned, **Michelle D. Howard, formerly known as Michelle D. Futrell,** hereby quitclaim unto **DeShawn Futrell**, his heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Chatham Pointe of record in Plat Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to DeShawn Futrell and wife, Michelle D. Futrell, by warranty deed dated October 23, 2003 and appearing of record as Instrument No. 20031105-0162538, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 409 Bridgeton Cove Court, Antioch, TN 37013.

This conveyance is subject to any restrictions, covenants, easements, rights-of-way, zoning regulations of the appropriate governing body, and any other matters of record that a full title search might reveal.

This deed was prepared without the benefit of a title search by Stevens Law, PLLC and was based on the prior deed in the chain of title. The preparer makes no guarantees or warranties about the title.

IN WITNESS WHEREOF, I have hereunto set my signature on this 28 day of May, 2026.

Michelle D. Howard
MICHELLE D. HOWARD

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Michelle D. Howard**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 28th day of May, 2026.

Suzanne Cornwell
NOTARY PUBLIC

My Commission expires: 12.02.2028

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that this conveyance is exempt from the recordation tax pursuant to Tennessee Code Annotated § 67-4-409(a)(1)(C)(v) in that it is a transfer from one spouse to another to transfer marital interests pursuant to a domestic settlement agreement.

AFFIANT

Sworn to and subscribed before me this 29th day of May, 2026.

Suzanne Cornwell
NOTARY PUBLIC

My Commission expires: 12.02.2028

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD