This instrument was prepared by (and after recording, return to):

Zachary Jernigan, Esq.,
2200 21st Ave South
Suite 230
Nashville, TN 37212

Karen Johnson
Batch # 1427615
06/03/2026 12:25:41 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260603-0050110

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(v).

This Instrument was prepared by information by the parties with no title examination being made, and the parties hereto hold the preparer harmless from any and all liability in connection herewith. Preparer is not the Settlement Agent for this transaction for I.R.S. reporting requirements or any other purpose.

Address of New Owner:	Send Tax Bill to:	Map Parcel:
Phillip John Huizinga 231 Craighead Ave. Nashville, TN 37205	SAME	**104-13-090.00**

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary Margaret Huizinga** ("Grantor") hereby quitclaim unto **Phillip John Huizinga** ("Grantee"), his heirs and assigns, all my right, title and interest in and to the real property situated in DAVIDSON County, Tennessee described as follows:

A parcel of land located in the State of Tennessee, County of Davidson, with a situs address of 231 Craighead Ave, Nashville, Tennessee 37205-2543 C010 currently owned by Huizinga Mary Margaret and Huizinga Phillip, having a tax assessor number of 104—13-0-090 and being the same property more fully described as lot 24 Myrtlewood Sub and described in document number 99188 dated 03/05/2021 and recorded 07/23/2021.

Being the same property conveyed to Phillip John Huizinga, unmarried, and Mary Margaret Huizinga, Unmarried, by Special Warranty Deed from Amrock Inc., a Michigan corporation, of record in instrument No. 202107230099118.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **231 Craighead Ave, Nashville Tennessee 37205**

Grantor hereby agrees and understands that the herein described property shall not be marital property, but is the sole and separate property of Grantee, and Grantor agrees that Grantor shall not make any claim to the property in equity, law or otherwise.

This conveyance is made as a transfer of real estate pursuant to domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties.

In witness whereof, I have hereunto set my hand this 26 day of May, 2025.

Mary Margaret Huizinga

STATE OF Massachusetts)
COUNTY OF Suffolk)

On this 26th day of May 2026, before me personally appeared Mary Margaret Huizinga the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of May 2026.

Notary Public
My Commission Expires: March 1st, 2030

AARON SALCEDO
Notary Public
Massachusetts
My Commission Expires
Mar 1, 2030