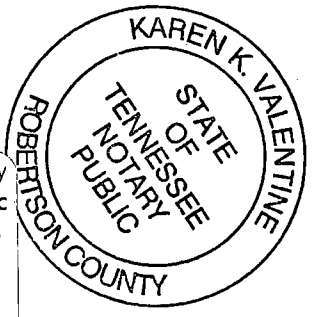
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.



Karen Johnson
Batch # 1429325
06/08/2026 10:20:03 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260608-0051308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value, whichever~~ is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 21 day of May, 2026.

Notary Public

My commission expires: 7-22-29

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Gaddis Family Trust	**New Owner(s)**	**163160A12700CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Leigh Gaddis, an unmarried woman** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Gaddis Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

A certain townhome located in Davidson County, Tennessee, being Unit No. 247 of 109 N 9th St., a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for Provincetown, of record in Instrument No. 20031119-0168785 as supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504, and Instrument No. 20080812-0082993, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit A-1 to said Master Deed Supplement in Instrument No. 20050609-0066104; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jennifer Leigh Gaddis, an unmarried woman, by Warranty Deed from Kelly Scheib, an unmarried woman, dated June 20, 2014, of record in Instrument No. 20140627-0056435, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 1916 Isabelle Ln., Antioch TN 37013

WITNESS our hands this 21 day of May, 2026.

Jennifer Leigh Gaddis

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Jennifer Leigh Gaddis,** 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of May, 2026.

Notary Public

My Commission Expires: 7-22-29

KAREN K. VALENTINE
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY