Karen Johnson Davidson County
Batch# 1435735 DEEDQC
06/18/2026 09:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260618-0055316

AFTER RECORDING RETURN TO:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3974514

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Map & Parcel No: 082-12-0W-002.00-CO

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 28 day of May, 2026, by and between **Austin Heithcock and Grace Shockey, a married couple, who both acquired title as single,** residing at 110 North 8th Street, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Austin Heithcock and Grace Shockey, a married couple, as tenants in common with rights of survivorship,** residing at 110 North 8th Street, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 110 North 8th Street, Nashville, TN 37206

Being the same property as conveyed from Austin Heithcock, a single person to Austin Heithcock, a single person and Grace Shockey, a single person, tenants in common with rights of survivorship as set forth in Deed Instrument #20240531-0040390 dated 05/28/2024, recorded 05/31/2024, Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Austin Heithcock

Grace Shockey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Austin Heithcock and Grace Shockey**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 23 day of January, 2026.

Notary Public

My Commission expires: 8-8-2027

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Austin Heithcock Grace Shockey

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 22 day of May, 2026.

Notary Public
My Commission Expires: 8-8-2027

Name and address for person(s) responsible for taxes:

Austin Heithcock and Grace Shockey
110 North 8th Street
Nashville, TN 37206

Name and address of property owner:

Austin Heithcock and Grace Shockey
110 North 8th Street
Nashville, TN 37206

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Villery Place, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180418-0036698, 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 as conveyed from Austin Heithcock, a single person to Austin Heithcock, a single person and Grace Shockey, a single person, tenants in common with rights of survivorship as set forth in Deed Instrument #20240531-0040390 dated 05/28/2024, recorded 05/31/2024, DAVIDSON County, TENNESSEE.

Parcel ID: 082 12 0W 002.00

Tennessee Certification of Electronic Document

I, Laurie Rux, 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 23, 2026.

Laurie Rux

Affiant Signature

05.26.2026

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 08.21.2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lauren Morgan, Notary Public
Allegheny County
My Commission Expires August 21, 2027
Commission Number 1437723

3974514

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