Name and Address of New Owner:
Christina Marie Daigle
1012 Nunnery Lane
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1435953 DEEDQC
06/18/2026 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260618-0055592

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 141-05-0A-032.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jay Ryan Daigle, an unmarried man,** "the Grantors," convey and quitclaim unto **Christina Marie Daigle, an unmarried woman,** "the Grantee," all his right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Avondale Park Phase 1, Section 1A "Cluster Lot Subdivision" of record in Plat at Instrument No. 20080226-0018937, 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 conveyed to Justin Tays and Rebecca Lee Tays, husband and wife, and Dwight Tays, married, As Tenants with Rights of Survivorship, by Warranty Deed from Samuel T. Parnell and Rachel L. Parnell, husband and wife, of record in Instrument No. 20200608-0058623 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 8, 2020.

Being the same property conveyed to Serena Macy Rickman and Alan Bradley Rickman, wife and husband, by Warranty Deed from Justin Tays and Rebecca Lee Tays, husband and wife, and Dwight Tays, married, as Tenants with Rights of Survivorship, of record in Instrument No. 20250218-0011787 Register's Office for Davidson County, Tennessee, dated February 14, 2025 and recorded on February 18, 2025.

Being the same property conveyed to Christina Marie Daigle, a married woman, by Warranty Deed from Serena Macy Rickman and Alan Bradley Rickman, wife and husband, of record in Instrument No **20260611-0053201**, Register's Office for Davidson County, Tennessee, dated **June 4, 2026** and recorded on **June 11, 2026**. Jay Ryan Daigle enters this coveyance to convey any marital interest or homestead rights he may have in the property pursuant to his marriage to Christina Marie Daigle. Christina Marie Daigle and Jay Ryan Daigle having since divorced.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 1012 Nunnery Lane, Nashville, Tennessee 37221.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors has executed this Quitclaim Deed on the 9 day of June, 2026.

Jay Ryan Daigle (SEAL)
Jay Ryan Daigle

STATE OF TEXAS
COUNTY OF TRAVIS

On this 9 day of June, 2026, before me personally appeared Jay Ryan Daigle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of June, 2026.

Notary Signature
My commission expires: 1/21/2029

KEITH WALTHALL
Notary ID #132881452
My Commission Expires
January 21, 2029

202606180055592

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristin Rosen
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 9 day of June, 2026.

Notary Signature
My commission expires: 5-12-30



202606180055592

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6-9-26 .

Affiant Signature 6-9-26 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of June, 2026.

Notary Signature

My Commission Expires: 5-12-30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON