Karen Johnson
Batch # 1436300
06/22/2026 08:52:11 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260622-0055671

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 104 East Park Drive, Building 300
Brentwood, Tennessee 37027
Phone Number: 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
Mimzi and DooDad Uchida Revocable Trust	New Owner	186 04 0A 477.00
421 Marlowe Ct		
Nolensville, Tennessee 37135		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Ross Uchida and Catherine M. Uchida, husband and wife, ("Grantors"), do hereby convey and quitclaim unto the Mimzi and DooDad Uchida Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 477 on the Final Plat of Burkitt Place, Phase 2-I as of record in Instrument No. 20130215-0015586, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Ross Uchida and Catherine M. Uchida, by Warranty Deed from Drees Premier Homes, Inc., dated November 15, 2013, of record in Instrument No. 20131119-0119431, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 421 Marlowe Ct, Nolensville, Tennessee 37135.

This convenience is subject to (1) All matters as set forth per Instrument No. 20050920–0113255, Instrument No. 20130215-0015586, (2) Declaration of Covenants, Conditions, Restrictions and Bylaws of record and Instrument No. 20060306–0025388, as amended of record in Instrument No. 20070202–0014304, (3) Assignment of Developers Rights of record in Instrument No. 20120106–0001500, (4)

Easement and Contribution Agreement of record in Instrument No. 20050816–0096915, (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water, Main, Pumps and Appurtenances of record in Instrument No. 20050908–0 108101, (6) Easement Agreement of record in Instrument No. 20060317–0030915, and (7) Storm Water Detention Agreement of record in Instrument No. 20060427–0048083, said Register's office.

This convenience is further subject to all applicable zoning ordinances, utility, sewer, drainage and other easements of record, all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, building restrictions, and other matters of public record

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IN TESTIMONY WHEREOF, we have hereunto set our hands this 16th day of June, 2026.

Catherine M. Uchida

Catherine M. Uchida

Ross Uchida

Ross Uchida

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Ross Uchida, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 16th day of June, 2026.

Notary Public

My commission 7-3-2028

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Catherine M. Uchida

Catherine M. Uchida

Ross Uchida

Ross Uchida

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 16th day of June, 2026.

My commission 7-3-2028

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

Notary Public