Karen Johnson
Batch # 1436530
06/22/2026 12:14:17 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260622-0055983

Quitclaim Deed

RECORDING REQUESTED BY Galen Madaras
AND WHEN RECORDED MAIL TO:
Galen Madaras, Grantee(s)
2506 Stinson Rd
Nashville, TN 37214
Consideration: $ 1.00
Property Transfer Tax: $
Assessor's Parcel No.:
PREPARED BY: Galen Madaras certifies herein that he or she has prepared this Deed. 2506 Stinson Rd Nashville TN 37214

Galen Madaras
Signature of Preparer

Date of Preparation

Galen Madaras
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on June 5th 2026 in the County of Davidson, State of Tennessee
by Grantor(s), David J. Gardner,
whose post office address is 2506 Stinson Rd-Nashville TN -37214,
to Grantee(s), Galen Madaras,
whose post office address is 2506 Stinson Rd.-Nashville TN -37214,

WITNESSETH, that the said Grantor(s), David J Gardner,
for good consideration and for the sum of 1.00 (one dollar USC)
($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Signature of Second Grantor (if applicable)

David J. Gardner

Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Hubert Quinn

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Galen Madaras

Signature of Grantee

Signature of Second Grantee (if applicable)

Galen Madaras

Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Hubert Quinn

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On June 5, 2026, before me, Jennifer noelle carroll, a notary public in and for said state, personally appeared, David Joseph Gardner and Galen Madaras

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Jennifer noelle carroll
Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID _____

(Seal)

JENNIFER NOELLE CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____
Galen Madaras, **Affiant**
Subscribed and sworn before me this the
22 **Day of** June, 2026.
_____, **Deputy Register**

Exhibit "A"

2506 Stinson Road
Nashville, TN 37214

Deed Book 4920 Pg 619

Tax Map 84-16
Parcel 101

Lot #70 on plan of Hargis Heights

Recorded: Book 974 Pg 82, R.O.D.C. 5-23-1973

Taxes forward to –
Galen Madaras
2506 Stinson Rd
Nashville, TN 37214