Karen Johnson Davidson County
Batch# 1436570 DEEDQC
06/22/2026 12:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260622-0056039

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

NICOLE LATRICIA BROOKS
618 NETHERLANDS DRIVE
HERMITAGE, TN 37076

**OWNER (SEND TAX BILLS TO):**

NICOLE LATRICIA BROOKS
618 NETHERLANDS DRIVE
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NICOLE LATRICIA BROOKS, an unmarried woman, who acquired title as a married woman (herein, "Grantor"), whose address is 618 Netherlands Drive, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to NICOLE LATRICIA BROOKS, an unmarried woman (herein, "Grantee"), whose address is 618 Netherlands Drive, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 618 Netherlands Drive, Hermitage, TN 37076

***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.***

WITNESS my hand and seal this 12 day of June, 2026

PIN NO: 075 110 084.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

**GRANTOR:**

Nicole Latricia Brooks
NICOLE LATRICIA BROOKS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, NICOLE LATRICIA BROOKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of June, 2026.

[Affix Notary Seal]

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 8, 2028

My Commission Expires
May 8, 2028

**OATH OF CONSIDERATION**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is ZERO.

**Grantee:**

Grantee signature: Nicole Latricia Brooks
NICOLE LATRICIA BROOKS

Subscribed and sworn to under oath before me, this 12 day of June, 2026 by NICOLE LATRICIA BROOKS.

[Affix Notary Seal]

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 8, 2028

My Commission Expires
May 8, 2028

## EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 385 ON THE PLAT OF HIGHLANDS OF TULIP GROVE, SECTION 3, OF RECORD IN PLAT BOOK 4675, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20220901-0098818 on September 1, 2022.

**PIN NO:** 075 110 084.00

**STREET ADDRESS:**

618 Netherlands Drive, Hermitage, TN 37076

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**Tennessee Certification of Electronic Document**

I, Alyssa Graham, 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 6/12/26 (date of document).

Affiant Signature

6/19/26
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19 day of June, 2026.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2029
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04.07.2029

NOTARY'S SEAL