Karen Johnson Davidson County
Batch# 1437179 DEEDQC
06/23/2026 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260623-0056399

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 16th day of June, 26.

Notary Public

My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Brian Wulf
3119 Jenry Drive,
Nashville, TN 37214

SEND TAX BILLS TO:
Brian Wulf
3119 Jenry Drive,
Nashville, TN 37214

MAP AND PARCEL NUMBER: 085 07 0 126.00

QUITCLAIM DEED
26NT01256

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Shoshana Ross Wulf and Brian John Wulf, wife and husband, and Marsha Jaffa, an unmarried woman, as joint tenants with right of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Shoshana Ross Wulf and Brian John Wulf, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 258, Section Four, Stanford Country Club Estates, according to survey and plat of same appearing of record in Book 2900, pages 83 and 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Shoshana Ross Wulf and Brian John Wulf, wife and husband, and Marsha Jaffa, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Jennifer Beth Benson, and Margaret Guthrie-Risner, as joint tenants with rights of survivorship as recorded 08/06/2024 in Book NA at Page NA as Document 20240806-0060019.

Commonly Known As: 3119 Jenry Dr, Nashville, TN 37214-2318

Tax ID: 085 07 0 126.00

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16 day of June, 2026.

Shoshana Ross Wulf

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shoshana Ross Wulf**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of June, 2026

Notary Public

My Commission expires: 7, 3, 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brian John Wulf

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brian John Wulf** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of June, 2026

Witness my hand and official seal at office, this 16 day of June, 2026.

Notary Public

My Commission expires: 7, 3, 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Marsha Jaffa

Marsha Jaffa

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marsha Jaffa** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2026

Witness my hand and official seal at office, this 15th day of June, 2026.

Marcia Escobar

Notary Public

My Commission expires: 10/25/2027



Tennessee Certification of Electronic Document

I, Justin Foster 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 6/16/26 (date of document).

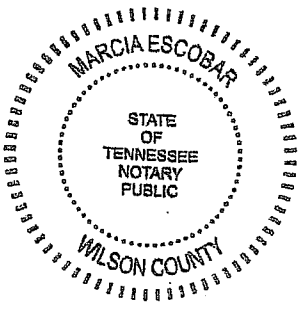
Affiant Signature

6/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of June, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027