AFTER RECORDING RETURN TO:
First Source Title Agency, Inc.
7717 Victory Lane
Suite B
North Ridgeville, OH 44039
File No. IT2605185389

Karen Johnson Davidson County
Batch# 1438160 DEEDQC
06/25/2026 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260625-0057435

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 096 06 0 107.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 11 day of June, 2026 by and between **Jonathan Dean Ginn, a married man, joined by spouse, Cara Ginn,** residing at 416 Cottonwood Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Jonathan Dean Ginn and Cara Ginn, husband and wife, as joint tenants with right of survivorship,** residing at 416 Cottonwood Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 416 Cottonwood Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/30/2025 under Instrument No. 20251230-0103798 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jonathan Dean Ginn

Cara Ginn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jonathan Dean Ginn and Cara Ginn**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 11 day of June, 2026

Notary Public

My Commission expires: 2/10/30

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES FEBRUARY 10, 2030

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: CARA GINN and JONATHAN DEAN GINN

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 11 day of June, 2026

Notary Public
My Commission Expires: 2/10/30

Name and address for person(s) responsible for taxes:

Jonathan Dean Ginn and Cara Ginn
416 Cottonwood Drive
Nashville, TN 37214

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES FEBRUARY 10, 2030

Name and address of property owner:

Jonathan Dean Ginn and Cara Ginn
416 Cottonwood Drive
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Anya Coleman, 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 06/11/26 (date of document).

Anya Coleman
Affiant Signature

06/24/26
Date

State of Ohio

County of Lorain

Sworn to and subscribed before me this 24th day of June, 2026.

Brittney Weaver
Notary's Signature

MY COMMISSION EXPIRES: 03-13-2028

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

Brittney Weaver
Notary Public, State of Ohio
My Commission Expires:
March 13, 2028

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 183, ON THE PLAN OF RESUBDIVISION OF LOTS 183 AND 196 ON THE PLAN OF CLOVERHILL, SECTION IV, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 5800, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 096 06 0 107.00

Property commonly known as: 416 Cottonwood Drive, Nashville, TN 37214