Karen Johnson Davidson County
Batch# 1438337 DEEDQC
06/25/2026 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057689

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. VANESSA DOLBERRY STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2028 Michael Hendrix Affiant Sworn to and subscribed before me this 25 day of June, 2026. Notary Public My Commission Expires: 06/26/2028

QUITCLAIM DEED

THIS INDENTURE, made this 25 day of June, 2026, among:

MICHAEL HENDRIX,
SOLE HEIR-AT-LAW OF THE ESTATE OF MALINDA ANN HENDRIX,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL HENDRIX, AN UNMARRIED MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 272, on the Plan of Piccadilly Square, Phase III, of record in Book 6250, page 892, 893 and 894, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael K. Hendrix and wife, Malinda Ann Hendrix by Warranty Deed from James K. Roussel and wife, Sammy C. Roussel dated July 7, 1988, and recorded July 11, 1988, in Book 7595, pages 542-544, in the Register's Office for Davidson County, Tennessee. Said Michael K. Hendrix having passed away on November 21, 2009 with Malinda Ann Hendrix receiving his full share. The said Malinda Ann Hendrix having died intestate on April 10, 2022, leaving Michael Hendrix as her sole heir, pursuant to Probate Case No. 24P2318 in the Probate Court of Davidson County, Tennessee.

This improved property is situated at 816 Billingsgate Court, Antioch, TN 37013.

THIS DEED has been prepared solely upon information furnished by **Michael Hendrix.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown

herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Michael Hendrix
MICHAEL HENDRIX

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Michael Hendrix**, the within named bargainor(s), 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 official seal this 25 day of June, 2026.

Notary Public Vanessa Dolberry
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Owner Name & Property Address:

Michael Hendrix
816 Billingsgate Court
Antioch, TN 37013

Responsible Party For Taxes:

Michael Hendrix
816 Billingsgate Court
Antioch, TN 37013

Tax Map and Parcel: 149-1B 65

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2026.

Affiant Signature

6/25/2026

Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 25 day of June, 2026.

Notary Signature

My Commission Expires: 03/18/2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY