Name and Address of New Owner:
Marquis Churchwell
4050 Oak Pointe Drive
Pleasant View, TN 37146

Karen Johnson Davidson County
Batch # 1440581 DEEDQC
06/30/2026 01:06:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260630-0059074

Send Tax Bills To:
New Owner at new owner's address

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 083 16 0 015.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Decostus Churchwell, an unmarried man, and Terrance Churchwell, a married man** "the Grantor," convey and quitclaim unto **Marquis Churchwell, a married man,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

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

Being Lot No. 266, Section Three, Addition One, on the Plan of Fortland Park, as of record in Plat Book 3106, Page 88, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Myrtle Olivia Johnson, an unmarried person by Warranty Deed from Judy L. Holt, unmarried, recorded on 10/31/2000 in Instrument No. 200010310108026, in the Register's Office for Davidson County, Tennessee. The said Myrtle Olivia Johnson having since died intestate on March 28, 2016. Affidavit of heirship of record for Myrtle Olivia Johnson of record in Instrument Number 20260630-0059072 and 20260630-0059073, said Register's Office.

Grantors warrants that this is not their primary residence.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6 day of June 2026.

Decostus Churchwell (SEAL)
Decostus Churchwell

(SEAL)
Terrance Churchwell

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6 day of June, 2026, before me personally appeared **Decostus Churchwell**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of June, 2026.

Notary Signature
My commission expires: 3-22-27

JOHN R. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6 day of June, 2026, before me personally appeared **Terrance Churchwell**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of June, 2026.

Notary Signature
My commission expires: 3-22-27

JOHN R. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 6 day of June, 2026.

Notary Signature
My commission expires: 3-22-27

JOHN F. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Tiffany Pollard, 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 6/26, 2026.

Affiant Signature

6/26/26
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 26th day of June, 2026.

Notary's Signature
My Commission Expires: 09/27/2026
Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER