# QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and with information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2 DAY OF July, 2026.

(Affix Seal) Notary Public

My Commission Expires: 5/19/27

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**Property Title Services, LLC.**
**131 Indian Lake Road, Suite 208**
**Hendersonville, TN 37075**

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Grisel Moguel | SAME | 063-16-0C-028.00-CO |
| 5124 Southfork Blvd. | | |
| Old Hickory, TN 37138 | | |

Karen Johnson Davidson County
Batch# 1442751 DEEDQC
07/07/2026 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0060876

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Grisel Moguel,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey **15% undivided interest unto Todd Hunter Thomas, unmarried, as a tenant in common** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

**See attached Exhibit A-Legal Description**

This is ( ) unimproved property known as:
( X ) improved property known as: **5124 Southfork Blvd., Old Hickory, TN 37138**

Witness my hand this 2 day of July, 2026:

**Grisel Moguel**

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Grisel Moguel,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 2 day of July, 2026.

Notary Public

My Commission Expires: 5/19/27

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

**EXHIBIT A**

Land in Davidson County, Tennessee, being Unit No. 28 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338 filed for record in Instrument No. 200107030070299, of Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete details of said unit.

Being the same property conveyed to Grisel Moguel, unmarried by Deed of record in Inst # 202004160040001 recorded on 04/16/2020, Register's Office for Davidson County, Tennessee.

Deed of record in Inst # 20240123-0004340 Register's Office for Davidson County, Tennessee was an invalid Deed and since has been corrected in Inst # 202605190044919, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 7-2-26 (date of document).

Affiant Signature

July 2, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of July, 2026

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY SEAL

MY COMMISSION EXPIRES: 4-22-29