AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 341665

This document prepared by:
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8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1443564 DEEDQC
07/09/2026 09:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260709-0061963

Tax ID No.: 090 16 0T 002.00

# 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 25th day of June, 26, by and between **PD Homes, LLC,** residing at 417 American Road, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **DeAnna Daddono,** residing at 417 American Road, Nashville, TN 37209, 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:

**Land in Davidson County, Tennessee, being Unit "B" on the plan of Homes at 417 American Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 417 American Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210111-0004838, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**

Property Address: 417 American Road, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/04/2024 under Volume #: 202403040014957 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.

**PD Homes, LLC**

DeAnna Daddono F/K/A DeAnna Dougherty

Name: **DeAnna Daddono F/K/A DeAnna Dougherty**
Title: **Member**

STATE OF Arizona
COUNTY OF Maricopa

Before me, Lea Bonoan Dacuycuy, a Notary Public, of the State and County mentioned, personally appeared DeAnna Daddono F/K/A DeAnna Dougherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of PD Homes, LLC the within named Grantor and that such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Phoenix AZ, this 23rd day of June, 2026.

Notary ~~Public~~ Lea Bonoan Dacuycuy

My Commission expires: August 14, 2028

LEA BONOAN DACUYCUY
Notary Public - Arizona
Maricopa County
Commission # 669474
My Comm. Expires Aug 14, 2028

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

**PD Homes, LLC**

Name: **Patrick Dougherty**
Title: **Member**

STATE OF Illinois
COUNTY OF Cook

Before me, LaShea Miller, a Notary Public, of the State and County mentioned, personally appeared Patrick Dougherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of PD Homes, LLC the within named Grantor and that such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Cook County, IL, this 26th day of June, 2026.

LaShea Miller
Notary Public

My Commission expires: 07/22/2029

Official Seal
LASHEA MILLER
Notary Public, State of Illinois
Commission No. 676465
My Commission Expires July 22, 2029

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: Patrick John Dougherty

STATE OF Illinois
COUNTY OF Cook

Subscribed and sworn to before me this 26th day of June, 2026.

Notary Public
My Commission Expires: 07/22/2029

Official Seal
LASHEA MILLER
Notary Public, State of Illinois
Commission No. 676465
My Commission Expires July 22, 2029

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

DeAnna Daddono
417 American Road
Nashville, TN 37209

Name and address of property owner:

DeAnna Daddono
417 American Road
Nashville, TN 37209

## Tennessee Certification of Electronic Document

I, Nick Hughes, 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 6-25-26 (date of document).

Affiant Signature

7-7-26
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 7 day of July, 26.

Notary's Signature

MY COMMISSION EXPIRES: 09/15/28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries