Karen Johnson
Batch # 1447359
07/15/2026 12:15:03 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260715-0064003

PREPARED BY:
John Tozer
2499 Lynnville Hwy
Cornersville, TN
37047-5124

RETURN DEED AND MAIL TAX STATEMENTS TO:
Darrell Wauford
5036 English Village Dr
Nashville, Tennessee
37211

PARCEL ID NUMBER:
161100B00800CO

Blank Space Above Line Reserved For Recorder's Use

TENNESSEE QUITCLAIM DEED

COVER PAGE

DATE: 07/08/2026
PROPERTY ADDRESS: **5233 Village Trace, Nashville, Tennessee, 37211**
GRANTOR: **William Wauford**

TENNESSEE QUITCLAIM DEED

(Pursuant to Tenn. Code § 66-5-103(2))

State of Tennessee

County of Davidson

THIS QUITCLAIM DEED, dated 07/08/2026, is made by and between the Grantor, identified as follows:

Name: **William Wauford**
Address: 5233 Village Trce, Nashville, Tennessee, 37211
Marital Status: Single (Not Married)

AND the Grantee, identified as follows:

Name: **Darrell Wauford**
Address: 5036 English Village Dr, Nashville, Tennessee, 37211
Marital Status: Married

Legal description of the property:

Being Lot. No. 199 on the Plan of Villages of Brentwood, Phase Five, as of record in Plat Book 6900, page 896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

~~Being the same property conveyed to Mitchell Andrew Martin and wife, Kari DeWitt Martin by deed from Fox Ridge Homes, Inc. of record in Book 8184, page 682, Register's Office for Davidson County, Tennessee.~~ Source of Title 9715 PS 229

Subject to declaration of covenants, conditions and restrictions of record in Book 6143, page 11, Book 6398, page 495, page 7834, page 676, and Book 8507, page 831, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Commonly known as: 5233 Village Trace, Nashville, Tennessee, 37211.

Parcel identification number: 161100B00800CO

WITNESSETH, that Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby

acknowledged, does quitclaim to the Grantee all of Grantor's right, title, interest, and claim in or to the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

~~**TO HAVE AND TO HOLD** the aforesaid property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.~~

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: William Wauford

Print Name: William Wauford

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)

) ss.

County of Davidson)

On this 8th day of July, 20 26, before me, Cheryl Blay, personally appeared, William Wauford, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Quitclaim Deed instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cheryl Blay (SEAL)
Notary Signature

Cheryl Blay
Notary Printed Name

My Commission Expires: September 05, 2028

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

OATH OF CONSIDERATION: (*Pursuant to Tenn. Code § 67-4-409(a)(1)(F)(i)*)

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for the transfer of real property under the foregoing Quit Claim Deed instrument is $ 0.

Affiant/Grantee Signature: _____
Affiant/Grantee Printed Name: DARRELL L WAUFORD

Affiant/Grantee Signature: _____
Affiant/Grantee Printed Name: _____

Subscribed and sworn before me, this 8 day of July, 2026.

_____ (SEAL)
Signature

Cheryl Blay
Printed Name

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY