Karen Johnson Davidson County
Batch# 1447752 DEEDQC
07/15/2026 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260715-0064144

This instrument prepared by:
COOL SPRINGS LAW FIRM
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

New owner:	Send tax bills to:	Tax Map/Parcel No:
Debra and Daniel Dawson 5705 Hearthstone Lane Brentwood, TN 37027	Debra and Daniel Dawson 5705 Hearthstone Lane Brentwood, TN 37027	Map 160-15

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Debra Dawson, Grantors, quitclaims to Debra Dawson and Daniel Dawson, husband and wife, Grantees, as tenants by the entireties for their joint lives, remainder to the survivor of them, the following described real estate situated in Davidson County, Tennessee, to wit:

Being Lot No. 17 on the Plan of Hearthstone, Section 2, of record in Book 5200, page 218, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debra Dawson by quitclaim deed dated the 13th day of March 2013 from Barbara W. Whittmore of record in Instrument No. 20130318-0026851, said Register's Office. Also being the same property conveyed to Charles R. Whittmore and Barbara W. Whittmore, by Warranty Deed, of record in Book 11283, pages 36 – 39 said Register's Office. Barbara W. Whittmore became the sole owner of the property upon the passing of Charles R. Whittmore on July 7, 2009.

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

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 14th day of July 2026.

Debra Dawson

Debra Dawson, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Notary Public of said County and State, Debra Dawson, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, by signing her name.

Witness my hand, at office, this 14th day of July 2026.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

My commission expires: 10/1/26

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Debra Dawson

Affiant/Grantee

Subscribed and sworn to before me this 14th day of July 2026. .

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

My commission expires: 10/1/26

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

CERTIFICATE OF AUTHENTICITY

I, Todd Moore, 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 the 14th day of July 2026

Signed this 14th day of July 2026.

Todd Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 14th day of July 2026.

Notary Public

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-6-2027

My Commission Expires:

7-6-27