Karen Johnson Davidson County
Batch# 1448391 DEEDQC
07/17/2026 09:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260717-0064803

AFTER RECORDING RETURN TO:
United Wholesale Mortgage
585 South Boulevard East
Pontiac, MI 48341
File No. 1526286101

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 086-12-0D-057-00

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, 2026, by and between **Smith Chitrapitug, Trustee of the Smith Chitrapitug Living Trust dated August 22, 2024 who acquired title as Smith Chitrapitug, Trustee of the Smith Chitrapitug Living Trust,** residing at 7341 Blue Gable Road, Nashville, TN 37076, hereinafter referred to as Grantor(s) and **Smith Chitrapitug, a married man,** residing at 7341 Blue Gable Road, Nashville, TN 37076, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 7341 Blue Gable Road, Nashville, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/26/2024 under Instrument No. 20240826-0065585 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.

Smith Chitrapitug

Smith Chitrapitug, Trustee of the Smith Chitrapitug Living Trust dated August 22, 2024 who acquired title as Smith Chitrapitug, Trustee of the Smith Chitrapitug Living Trust

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Smith Chitrapitug, Trustee of the Smith Chitrapitug Living Trust dated August 22, 2024 who acquired title as Smith Chitrapitug, Trustee of the Smith Chitrapitug Living Trust** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Online, Pontiac MI. Oakland County, this 25th day of June, 2026.

Kisha Murdock
Notary Public

My Commission expires: 07/13/2030

No title exam performed by the preparer. Legal description and party's names provided by the party.

KISHA MURDOCK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES JULY 13, 2030
ACTING IN THE COUNTY OF Oakland

This notarial act was performed using electronic or remote technology by Proof.

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.

Smith Chitrapitug
Affiant

Print Name: Smith Chitrapitug

STATE OF Michigan
COUNTY OF Oakland

Subscribed and sworn to before me this 25th day of June, 2026.

Kisha Murdock
Notary Public
My Commission Expires: 07/13/2030

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

Smith Chitrapitug
7341 Blue Gable Road
Nashville, TN 37076

Name and address of property owner:

Smith Chitrapitug
7341 Blue Gable Road
Nashville, TN 37076

KISHA MURDOCK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES JULY 13, 2030
ACTING IN THE COUNTY OF Oakland

This notarial act was performed using electronic or remote technology by Proof.

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 57, on the plan of RIVERBROOK PHASE 3 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 20230113-0003136, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and is commonly known as 7341 Blue Gable Road, Hermitage, Tennessee 37076.

PIN/PAN: 086-12-0D-057-00

Also Known As/Commonly Known As: 7341 Blue Gable Rd, Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, Rachel Shaver, 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 6/25/2026 (date of document).

Rachel Shaver
Affiant Signature

6/25/2026
Date

State of MICHIGAN

County of OAKLAND

Sworn to and subscribed before me this 25 day of June, 2026.

MADISON WASKE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 07/29/2032
Acting in County of Oakland

Madison Waske
Notary's Signature

MY COMMISSION EXPIRES: 7-29-2032

NOTARY'S SEAL