Karen Johnson Davidson County
Batch# 1449653 DEEDQC
07/21/2026 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260721-0065693

AFTER RECORDING RETURN TO:
Westcor Land Title Insurance Company
401 Plymouth Road
Suite 500
Plymouth Meeting, PA 19462
File No. QS-LV-TN-RF-1743329

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

Tax ID No.: 149-12-0B-052-00

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 24 day of JUNE, 2026 by and between **Brooks Robert Herring, unmarried, and Kristin Marie Herring, unmarried, who took title as husband and wife,** residing at 1608 Overcreek Court, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Brooks Robert Herring, unmarried,** residing at 1608 Overcreek Court, Nashville, TN 37217, 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 Lot No. 52 on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, Page(s) 976 and 977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address: 1608 Overcreek Court, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/21/2024 under Instrument No. 20241021-0081470 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.

Brooks Robert Herring

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Brooks Robert Herring**, 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 Nashville TN, this 13th day of July, 2026.

Notary Public

My Commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

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

Kristin Marie Herring
Kristin Marie Herring

STATE OF SC
COUNTY OF Richland

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kristin Marie Herring**, 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 South Carolina, this 24 day of June, 2026.

Angela Shell
Notary Public

My Commission expires: 3-28-2029

ANGELA SHELL
Notary Public - State of South Carolina
My Commission Expires
March 28, 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.

Kristin Marie Herring
Affiant

Print Name: Kristin Marie Herring

STATE OF SC
COUNTY OF Richland

Subscribed and sworn to before me this 24 day of June, 2026.

Angela Shell
Notary Public
My Commission Expires: 3-28-2029

ANGELA SHELL
Notary Public - State of South Carolina
My Commission Expires
March 28, 2029

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

Brooks Robert Herring
1608 Overcreek Court
Nashville, TN 37217

Name and address of property owner:

Brooks Robert Herring
1608 Overcreek Court
Nashville, TN 37217

Tennessee Certification of Electronic Document

I, A. DELGADO, 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 06/24/2026 (date of document).

Affiant Signature

07/17/2026
Date

State of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 17 day of JULY, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-19-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2027
Commission number 1347499
Member, Pennsylvania Association of Notaries