Karen Johnson Davidson County
Batch# 1452575 DEEDQC
07/29/2026 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260729-0069898

Name and Address of New Owner:
Veronshay C. Hyde
1112 Shawnee Trace
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 052-08-0A-214.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wanda F. Hyde and Veronshay C. Hyde, as joint tenants with right of survivorship,** "the Grantor," convey and quitclaim unto **Veronshay C. Hyde,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Lot 146, PHASE ONE, SECTION THREE, HERON WALK, as shown on plat of record in Plat Book 9700, Page 551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Wanda F. Hyde and Veronshay C. Hyde, as joint tenants with right of survivorship by Quitclaim Deed from Wanda F. Hyde, dated June 18, 2020, of record in 20200622-0066545, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1112 Shawnee Trace, Madison, TN 37115

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of July, 2026.

Wanda F. Hyde (SEAL)

Veronshay C. Hyde (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of July, 2026, before me personally appeared **Wanda F. Hyde and Veronshay C. Hyde,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

JODY MARION HODGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand, at office, this 28 day of July, 2026.

Notary Signature
My commission expires: 10/4/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 28 day of July, 2026.

Notary Signature
My commission expires: 10/4/27

JODY MARION HODGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7.28.26 (date of document).

Connie Taylor
Affiant Signature

7.28.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.3.29

NOTARY'S SEAL

