Karen Johnson
Batch # 1452741
07/30/2026 12:24:39 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260730-0070273

THIS INSTRUMENT PREPARED BY AND RETURN TO:
The Floyd Law Firm, LLC
51 GERMANTOWN COURT SUITE 101
CORDOVA, TENNESSEE 38018

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **Melody Carson f/k/a Melody Renea Carson Holt, unmarried** for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, does hereby bargain, sell, remise, quit claim and convey unto **Melody Carson, unmarried** all of their right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

Tax ID **135 11 0c 058.00;** Property Address **171 Nashboro Grns, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, State of Tennessee. described as follows, to-wit;

Being Unit 215 on the Plan of Horizontal Property Regime. Private Element Plat, Nashboro Village-Tract 18, Phase Two of record in Instrument No 20010423-0039877, amending. Plat Book 9700, Page 968, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melody Renea Carson Holt, married by Quitclaim Deed in Instrument No. 202504220030414, Register's Office for Davidson County, Tennessee. Melody Carson warrants that she is one and the same as Melody Renea Carson Holt, her name having changed by virtue of her divorce in case number 2025-DV-426 in the Circuit Court for Wilson County, Tennessee.

DISCLAIMER: THE PREPARER OF THIS DEED DISCLAIMS ALL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES FROM THIS TRANSFER RELATED TO CAPITAL GAINS TAX, GIFT TAX, MEDICAID INELIGIBILITY, OR INVALID TITLE POLICY. THE PARTIES HERETO ACKNOWLEDGE THAT THE PREPARER HAS NOT PROVIDED ANY ADVICE RELATED TO SUCH MATTERS AND HAS SUGGESTED THAT THEY SEEK THE ADVICE OF THE APPROPRIATE LEGAL AND TAX PROFESSIONALS RELATED TO SUCH MATTERS. BY DELIVERY AND ACCEPTANCE OF THIS DEED, THE PARTIES HEREBY AGREE TO HOLD THE PREPARER AND ITS EMPLOYEES HARMLESS FROM ANY AND ALL LOSS RELATED TO SUCH MATTERS, AND INDEMNIFY THE PREPARER AND ITS EMPLOYEES FOR THE SAME. FURTHERMORE, THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. A TITLE SEARCH AND EXAMINATION HAS NOT BEEN CONDUCTED BY THE PREPARER PER THE REQUEST OF THE PARTIES.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 15th day of June, 2026.

Melody Carson f/k/a Melody Renea Carson Holt

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Melody Carson** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of June, 2026.

NOTARY PUBLIC

My Commission Expires: _____

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
04-22-30

Valuation Affidavit

I hereby swear or affirm that to the best of Affiant's knowledge information, and belief the actual consideration for this transaction of $10.00.

Briana Hampton

Subscribed and Sworn before me the 15th day of June, 2026.

NOTARY PUBLIC

My commission Expires: _____

Property Owner & Mail taxes to:
Melody Carson
171 Nashboro Grns
Nashville, TN 37217

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
04-22-30