Karen Johnson Davidson County
Batch# 1452968 DEEDQC
07/31/2026 12:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260731-0070766

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

HALEY B STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Sworn to and subscribed before me this 30th day of July, 2026.

Notary Public
My Commission Expires: 7/2/29

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 30th day of July, 2026, among:

RITA JAKPOR AND OTOME JAKPOR, WIFE AND HUSBAND,

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JAKPOR FAMILY TRUST DATED JUNE 11, 2026,

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Section 1 of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Rita Jakpor and Otome Jakpor, wife and husband by Quitclaim Deed from Rita Jakpor F/K/A Rita Toje, a married woman dated April 1, 2019, and recorded April 15, 2019, at Instrument No. 20190415-0034103, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3808 Dahlgreen Ct, Antioch, TN 37013.

THIS DEED has been prepared solely upon information furnished by **Rita Jakpor and Otome Jakpor.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

RITA JAKPOR

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Rita Jakpor**, the within named bargainor(s), 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 official seal this 30th day of July, 2026.

Haley B. Stokes, Notary Public
My Commission Expires: 7/2/29

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Otome Jakpor

OTOME JAKPOR

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Otome Jakpor**, the within named bargainor(s), 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 official seal this 30th day of July, 2026.

Haley B. Stokes, Notary Public
My Commission Expires: 7/2/29

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Owner Name & Property Address:

Jakpor Family Trust dated June 11, 2026
1664 Geralds Drive
Brentwood, TN 37027

Responsible Party For Taxes:

Jakpor Family Trust dated June 11, 2026
1664 Geralds Drive
Brentwood, TN 37027

Tax Map and Parcel: 173 10 0A 078.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2026.

Affiant Signature

07/30/2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 30th day of July, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY