Name and Address of New Owner:
Benita Nimi Lee
4025 Pineorchard Place
Antioch, TN 37013

Send Tax Bills To:
Benita Nimi Lee
4025 Pineorchard Place
Antioch, TN 37013

Karen Johnson
Batch # 1453095
08/03/2026 09:29:55 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260803-0070985

This Instrument Prepared By:
ForthRight, LLC
116 Maple Row Blvd
Hendersonville, TN 37075
File# 26-1162-JC

Map & Parcel No: **164 10 0A 114.00**

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, **Thomas D. Lee, an unmarried man,** "the Grantor," convey and quitclaim any interest they have unto **Benita Nimi Lee, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 320, on the Plan of VILLAGE TWO SUMMERFIELD, as shown on Plat of Record in Instrument No. 20000929-0096421, in the register's office for Davidson County, Tennessee, to Which Plat reference is hereby made for a more Particular Description of said Property.
>
> Being the same property conveyed to Thomas D. Lee and Benita N. Lee, husband and wife, by Warranty Deed from Brent Malak, of record in Instrument No. 20110810-0061613, in the Register's Office of Davidson County, Tennessee, dated August 08, 2011, and recorded on August 10, 2011. **Thomas D. Lee executes this Quitclaim Deed pursuant to the Final Decree of Divorce in the Circuit Court of Wilson County, Tennessee, at Nashville, in Case No. 2024-DC-548, to convey his rights, title, and marital interest, if any, to said property.**

This is an improved property known as: 4025 Pineorchard Place, Antioch, TN 37013

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out).

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, Grantors have executed this Quitclaim Deed on the 24th day of July, 2026.

Thomas Lee (SEAL)
Thomas D. Lee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Thomas D. Lee, an unmarried man**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of July, 2026.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 1/3/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas Lee
(Affiant)

Sworn to and subscribed before me this
24th day of day of July, 2026.

[illegible]
Notary Public

My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON