Karen Johnson Davidson County
Batch# 1455766 DEEDQC
08/05/2026 09:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260805-0071880

File No: 2006841811
Grantor's Loan No. 1000327609

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Todd Michael Tucker, 821 Branch Side Trl, Nolensville, TN 37135

Exempt: Section 67-4-409(a)(1)(c)(i) Is creation or dissolution of a tenancy by the entirety: (a) By the conveyance from one (1) spouse to the other;

Tax Parcel Number: 187-05-0A-116-00

QUITCLAIM DEED

Todd Michael Tucker and **Pamela Diane Tucker**, husband and wife ("Grantor"), of **821 Branch Side Trl, Nolensville, TN 37135**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Todd Michael Tucker,** a married man ("Grantee"), whose tax mailing address is **821 Branch Side Trl, Nolensville, TN 37135,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 116, ON THE PLAN OF BURKITT SPRINGS, PHASE 2, OF RECORD IN INSTRUMENT NO. 20150205-0011089, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Assessor's Parcel No: 187-05-0A-116-00

Property Address is: 821 Branch Side Trl, Nolensville, TN 37135

BEING THE SAME PROPERTY CONVEYED TO PAMELA DIANE TUCKER AND TODD MICHAEL TUCKER, WIFE AND HUSBAND FROM DEBORAH A. WOLKIEWICZ, UNMARRIED, DATED 08/14/2018, RECORDED 08/21/2018, DEED INSTRUMENT NO. 20180821-0082779, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 27th July, 2026.

Pamela Diane Tucker

Pamela Diane Tucker

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Pamela Diane Tucker**, personally known to me, or has produced Drivers licenses, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of July, 2026.

Unity Anderson

Notary Public

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Executed by the undersigned on 27th July, 2026:

Todd Michael Tucker
Todd Michael Tucker

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Todd Michael Tucker**, personally known to me, or has produced Drivers licenses, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of July, 2026.

Notary Public



STATE OF TN
COUNTY OF Davidson

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

Todd Michael Fulbright
Affiant

Subscribed and sworn to before me on this the 27th day of July, 2026.

Unity Anderson
Notary Public

My Commission Expires: May 8, 2029

SEAL

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Tennessee Certification of Electronic Document

I, Nathaniel Babak, 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 7/27/26 (date of document).

NJ/W.Bk
Affiant Signature

07.28.2026
Date

State of PA

County of Allegheny

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

Lindsey Seltmann
Notary's Signature

MY COMMISSION EXPIRES: November 23, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Seltmann, Notary Public
Allegheny County
My commission expires November 23, 2028
Commission number 1387661
Member, Pennsylvania Association of Notaries