Karen Johnson Davidson County
Batch# 1455979 DEEDQC
08/05/2026 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0072222

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Whitcomb Tennessee Community Property Trust 413 Brock Rd. Charlotte, TN 37036	Same	080 04 0 018.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Mary Emily Whitcomb and spouse, Valerie A. Whitcomb ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, Mary Emily Whitcomb and Valerie A. Whitcomb as Trustees of the Whitcomb Tennessee Community Property Trust u/d/a November 30, 2021, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Waukee Heights, as of record in Book 2083, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Mary Emily Whitcomb and Spouse, Valerie A. Whitcomb, from Kevin Steele and wife, Stacey A. Steele, by Warranty Deed of record in Instrument No. 20150901-0088969, dated August, 28, 2015, and recorded September 1, 2015, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 4th day of August, 2026.

Affiant _____

Notary Public _____ My Commission Expires: 03/05/2030

J.D. PAYNE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

This is improved property known as 3312 Hydes Ferry Road, Nashville, TN 37218.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 4th day of August, 2026.

_____
Mary Emily Whitcomb, Grantor

_____
Valerie A. Whitcomb, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Emily Whitcomb and Valerie A. Whitcomb, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of August, 2026.

_____ My Commission Expires: 03/05/2030
Notary Public

J.D. PAYNE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, R. Whitney Boyd, 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 August 4, 2026.

Date: 08/04/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 4, 2026.

J.D. PAYNE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public: J.D. Payne

My Commission Expires: 03/05/2030