Karen Johnson Davidson County
Batch# 1456346 DEEDQC
08/06/2026 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072671

STATE OF TN
COUNTY OF Sumner

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 30 day of July, 2026.

Notary Public

My commission expires: 4/22/2029

(Notary Stamp)

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Wanda G. Jennings	**New Owner**	**175-04-0A-060.00-CO**
4611 Banff Park Ct.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Wanda Jennings, widowed** (hereinafter the "Grantor"), hereby quitclaim and convey to **Wanda G. Jennings, an unmarried woman** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Sumner** County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 32B of Lot 32 on the Plan of Final Plat Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765; and as shown as in Exhibit "E" to the Master Deed of Record in Instrument No. 20010214-0014161, and re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191, and re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Terry Jennings and Wanda Jennings, husband and wife by Warranty Deed from Fay L. Taylor and Stacey A. Darron of record in Instrument No. 20150113-0003559 Register's Office for Davidson County, Tennessee, dated December 16, 2014 and recorded on January 13, 2015 and Scrivener's Affidavit recorded on March 24, 2015, in Instrument No. 20150324-0025308. Terry Jennings has since died on February 25,2026, leaving Wanda Jennings as surviving tenant by the entirety; the intent of this Quitclaim Deed is to state the aforementioned facts and clearly state the change in vesting and ownership in the subject property. Wanda Jennings and Wanda G. Jennings are one in the same person.

BEING also known as **4611 Banff Park Ct. Antioch, TN 37013.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

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 has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 30 day of July, 2026.

Wanda Jennings

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Wanda Jennings**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30 day of July, 2026.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 7/30/2026 (date of document).

Affiant Signature

8/4/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 4 day of Aug, 2026.

Notary's Signature

My Commission Expires: 5-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County