Karen Johnson Davidson County
Batch# 1460105 DEEDQC
08/17/2026 04:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260817-0076620

Information was provided from parties involved. No search of public records was performed.

This Instrument Prepared By:
Blue Note Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Name and Address of New Owner:
Hunter Levan and Danielle Levan
5367 Roy Holman Road
Springfield, TN 37172

Send Tax Bills To:
Hunter Levan and Danielle Levan
5367 Roy Holman Road
Springfield, TN 37172

Map & Parcel No:
141-05-0A-194-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Hunter Cole Levan, and Kimberly Phung,** "the Grantors", convey and quitclaim hereby quitclaim and convey unto **Hunter Levan and Danielle Levan, husband and wife** "the Grantees", their and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Final Plat, Avondale Park, Phase 2, Section 3B of record in Instrument No. 20110208-0011099, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hunter Cole Levan, and Kimberly Phung, husband and wife, by Warranty Deed dated Novemer 3, 2022, from Kayla R Phillips and Dustin Beebe, wife and husband, of record in Instrument Number 20221104-0119108, Register's Office for Davidson County, Tennessee. Kimberly Phung and Hunter Levan having since been divorced by Cause No. 25JE-DR0009, Judgment of Dissolution of Marriage of record in the Twenty-third Judicial Circuit of the State of Missouri at Hillsboro, Jefferson County, Missouri, Division VI.

This is improved property known as 1304 Scarcroft Lane, Nashville, TN 37221.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 13 day of August, 2026.

Kimberly Phung

STATE OF Missouri
COUNTY OF St Charles

On this 13 day of August, 2026, before me personally appeared **Kimberly Phung**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of August, 2026.

Notary Signature
My commission expires:
May 10, 2030

BRITTANY JEFFERY
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 22377390
My Commission Expires May 10, 2030

202608170076620

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 17 day of August, 2026.

Hunter Cole Levan

STATE OF TN
COUNTY OF Williamson

On this 17 day of August, 2026, before me personally appeared **Hunter Cole Levan**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of August 2026.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 7/29/30

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me, this 17 day of August, 2026.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/29/30

I, Andy Maloney, 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** 8/13/2026 (date of document).

Affiant Signature
Date **8/13/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of August, 2026.

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

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