AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
740C Conference Drive
Goodlettsville, TN 37072
File No. Hobbs3656

This document prepared by:
John Windsor, Esq.
8940 Main Street
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Karen Johnson
Batch # 1460151
08/18/2026 09:52:04 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260818-0076704

Tax ID No.: 050 11 0 149.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 10 day of Aug., 20 26 by and between **Jean C. Hobbs, unmarried, individually and as surviving spouse of Ralph E. Hobbs, deceased,** residing at 3656 Chesapeake Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Jean C. Hobbs, Trustee of The Jean Hobbs Revocable Trust,** residing at 3656 Chesapeake Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 122, on the plan of Timberwood Estates, Section 3, as shown on plat of record in Plat Book 6200, page 435, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Property Address: 3656 Chesapeake Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/20/1994 under Book 00009235 Page 0000485 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jean C. Hobbs

Jean C. Hobbs

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jean C. Hobbs** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co., this 10 day of August, 2026.

Notary Public

My Commission expires: 06/17/2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Jean Hobbs
Affiant

Print Name: Jean Hobbs

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 10 day of August, 2024.

Jean L. Lundine
Notary Public
My Commission Expires: 04/17/2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Name and address for person(s) responsible for taxes:

Jean C. Hobbs, Trustee of The Jean Hobbs Revocable Trust
3656 Chesapeake Drive
Nashville, TN 37207

Name and address of property owner:

Jean C. Hobbs, Trustee of The Jean Hobbs Revocable Trust
3656 Chesapeake Drive
Nashville, TN 37207