AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
740C Conference Drive
Goodlettsville, TN 37072
File No. Hobbs3527

Karen Johnson Davidson County
Batch # 1460151 DEEDQC
08/18/2026 09:52:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260818-0076705

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 050 1001 0200

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, 2026, by and between **Jean Hobbs, single, her heirs and assigns,** residing at 3527 Chesapeake Dr., Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Jean Hobbs, as Trustee of The Jean Hobbs Revocable Trust,** residing at 3527 Chesapeake Dr., 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3527 Chesapeake Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 3/15/2022 under Book 20220324 Page 0033711 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 Hobbs

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jean 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.

Teresa R. Lundine

Notary Public
My Commission Expires: 06/17/2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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

Jean Hobbs
3527 Chesapeake Dr.
Nashville, TN 37207

Name and address of property owner:

Jean Hobbs
3527 Chesapeake Dr.
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

Described land in Davidson County, Tennessee, being Lot No. 8-B on the plan of Zone Lot Division Lots 8-11, 35-37, 5462, Section Three, Chesapeake Homes, as of record in Plat Book 5200, page 640, and as amended in Plat Book 5200, page 770, Register's Office for said County, to which plan reference is made for a more complete description.

Tax ID No.: 050 1001 0200

Property commonly known as: 3527 Chesapeake Drive, Nashville, TN 37207