QUITCLAIM DEED
(with rights of survivorship)

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

AUDREY DEBERRY NOTARY PUBLIC TENNESSEE COUNTY OF ROBERTSON My Commission Expires November 18, 2028

THIS INSTRUMENT WAS PREPARED BY:
Warranty Title, LLC dba Warranty Title Ins. Co., 2401 Memorial Blvd, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Abby Taylor Helton and Jonathon J. Valdez,	Abby Taylor Helton and Jonathon J. Valdez,	29-103
(NAME)	(NAME)	
4813 Tanglewood Dr	4813 Tanglewood Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260396

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Robin Dewayne Waller, Trustee of the Robin DeWayne Waller Revocable Trust, Dated Septemeber 19, 2023**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Abby Taylor Helton and Jonathon J. Valdez, as tenants in common with rights of survivorship**, hereinafter called the **GRANTEES**, survivor and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a 5/8" rebar set in the northeasterly right of way of Clarksville Pike/SR 112 at its corner with the margin of St. Lawrence Drive; thence with the right of way of Clarksville Pike along a curve having a radius of 1945.00 feet, a chord of 267.67 feet, a chord bearing of N 19°29'46"W and a length of 267.89 feet, to a 5/8" rebar set in said right of way, a common corner with property being simultaneously conveyed by grantor to Heather Nicole Bracey; thence with Bracey N 53°45'37"E 194.83 feet to a 5/8" rebar set; thence leaving Bracey N 53°09'59"E 74.08 feet to a chain post; thence N 24°43'30"W 182.47 feet to a 5/8" rebar set; thence S 12°01'41"W 86.98 feet to a 5/8" rebar set; thence S 16°19'52"E 90.05 feet to a 5/8" rebar set in the margin of St. Lawrence Drive; thence with said margin S 70°28'30"W 223.46 feet to the point of beginning, **containing 1.75 acres, more or less**, according to survey by Ronald G. Taylor RLS #2123, dated 08/15/2023.

BEING the same property conveyed to The Robin DeWayne Waller Revocable Trust dated September 19, 2023 by Warranty Deed from Tina Virginia Marie Matthews dated April 15, 2026 and filed for record in Instrument No. 20260420-0031962, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 5702 Clarksville Pike, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 19 day of AUGUST, 2026

the Robin DeWayne Waller Revocable Trust, Dated Septemeber 19, 2023

BY:
Robin Dewayne Waller, Trustee

Karen Johnson Davidson County
Batch # 1462390 DEEDQC
08/20/2026 12:30:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260820-0077671

STATE OF Tennessee)
County OF ROBERTSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Robin Dewayne Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee (or other officer authorized to execute the instrument) of the Robin DeWayne Waller Revocable Trust, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Trustee (or other authorized officer).

Witness my hand, at office, this 19 day of August, 2026

Notary Public
My Commission Expires:

AUBREY DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 18, 2029
COUNTY OF ROBERTSON