Karen Johnson Davidson County
Batch# 1462557 DEEDQC
08/21/2026 08:52:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260821-0077891

AFTER RECORDING RETURN TO:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 4141662

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

Map & Parcel No. 137 00 0 085.00

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 24 day of July, 2026 by and between **Josiah Ray Corbin, an unmarried man,** residing at 2012 Bakers Grove Ln, Nashville TN 37076, and **Kalle Corbin, an unmarried woman,** residing at 2012 Bakers Grove Lane, Nashville, TN 37076, **who acquired title as husband and wife**, hereinafter referred to as Grantor(s) and **Kalle Corbin, an unmarried woman,** residing at 2012 Bakers Grove Lane, Nashville, TN 37076, 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: 2012 Bakers Grove Lane, Nashville, TN 37076

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.

Josiah Ray Corbin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Josiah Ray Corbin**, 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 2012 Bakers Grove Ln, Hermitage, TN 37076, this 24 day of July, 20 20.

Whitney Tyson
Notary Public

My Commission expires: 11/21/~~2024~~ 2027

WHITNEY TYSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

Kalle Corbin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kalle Corbin**, 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 202 Bakers Grove Lane Hermitage, TN 37076 this 24 day of July, 20 26.

Notary Public

My Commission expires: 11/21/2027

WHITNEY TYSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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.

Affiant

Print Name: Kalle Corbin

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 24 day of July, 2024.

Notary Public
My Commission Expires: 11/21/2027

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

Kalle Corbin
2012 Bakers Grove Lane
Nashville, TN 37076

WHITNEY TYSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Name and address of property owner:

Kalle Corbin
2012 Bakers Grove Lane
Nashville, TN 37076

Tennessee Certification of Electronic Document

I, Kelle Corbin, 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 July 24, 2026 (date of document).

Affiant Signature

7/24/26
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 24 day of July, 20 26.

Notary Public
My Commission Expires: 11/21/2027

WHITNEY TYSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202608210077891

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Beginning at a point in the center of Old Granny Wright Lane at a railroad spike, the said point being 25 feet North of the Northeast corner of a tract of land now owned by C.D. Boner; thence with center of said Old Granny Wright Lane; South 82 degrees 59 minutes East 69.70 feet to a railroad spike in the center of the said Old Granny Wright Lane; thence South 5 degrees 41 minutes 04 seconds West 675.00 feet to an iron stake in the Westerly margin of the New Granny Wright Lane; thence South 7 degrees 1 minute 20 seconds West 177.22 feet (erroneously shown as 1772.22 feet in prior deeds) to an iron stake; thence North 1 degree 41 minutes East 855.9 feet to the beginning, Registers Office of Davidson County, Tennessee.

Map & Parcel No. 137 00 0 085.00

Being the same property as conveyed from HBG Holdings, LLC to Josiah Ray Corbin and Kalle Corbin, Husband and Wife as set forth in Deed Instrument #20210921-0126587 dated 09/09/2021, recorded 09/21/2021, DAVIDSON County, TENNESSEE.

Property commonly known as: 2012 Bakers Grove Lane, Nashville, TN 37076