Karen Johnson Davidson County
Batch# 1462612 DEEDQC
08/21/2026 10:05:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260821-0077963

File No: EMP-26007246

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Linda Lee Tyson, 701 Chesterfield Way, Nashville, TN 37212-4031

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 104100R02700CO

QUITCLAIM DEED

Darren Tyson, unmarried, and **Linda Lee Tyson a/k/a Linda Tyson,** unmarried, a formerly married couple who are now divorced pursuant to the Final Judgment and Decree of Divorce field in Davidson County, TN in Docket No. 23D1365 on 12/12/2023 ("Grantor"), of **701 Chesterfield Way, Nashville, TN 37212-4031**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Linda Lee Tyson,** an unmarried woman ("Grantee"), whose tax mailing address is **701 Chesterfield Way, Nashville, TN 37212-4031,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of Tennessee, and is described as follows:

Being Unit No. 27, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, as amended in Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130218-0008769, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

APN: 104100R02700CO

Property Address is: 701 Chesterfield Way, Nashville, TN 37212-4031

Being all that certain property conveyed from Darren Tyson, married to Darren Tyson and wife, Linda Tyson by the deed dated January 28, 2016 and recorded February 29, 2016 as Instrument No. 20160229-0018904 of official records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on August 11, 2026:

Darren Tyson

STATE OF NC
COUNTY OF Durham

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Darren Tyson**, personally known to me, or has produced NC D/C, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of August, 2026

Notary Public

Rhumel Anderson
Notary Public
Durham County, NC
My commission expires 7-15-2027

26 LT

Executed by the undersigned on August 11, 20~~26~~:

Linda Lee Tyson a/k/a Linda Tyson

Linda Lee Tyson a/k/a Linda Tyson

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Linda Lee Tyson a/k/a Linda Tyson**, personally known to me, or has produced Drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of August, 20 26.

Notary Public

MARVIN G. MARCELLUS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/08/2029
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Lenda Lee Tyson a/k/a Lenda Tyson
Affiant

Subscribed and sworn to before me on this the 11 day of August, 2026.

Notary Public

My Commission Expires: 05/08/2029

SEAL

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Patricia Bleys, 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 8/11/2026 (date of document).

Affiant Signature

8/11/2026
Date

State of Tx

County of Denton

Sworn to and subscribed before me this 11 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/23/2028

NOTARY'S SEAL

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028