AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
740C Conference Drive
Goodlettsville, TN 37072
File No. CelyaD307

Karen Johnson
Batch # 1462930
08/24/2026 02:33:40 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260824-0078393

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

Tax ID No.: 124.00

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 June, 2026 by and between **Celya Dodson,** residing at 307 McCoin Drive, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Celya Dodson, as Trustee of the Celya Dodson Revocable Living Trust,** residing at 307 McCoin Drive, Goodlettsville, TN 37072, 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: 307 McCoin Drive, Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/10/2001 under Book: 154, Page: .014, Instrument Number: 20010810-0086165 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.

Celya Dodson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Celya Dodson**, 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 16 day of June, 20 26.

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.

Affiant

Print Name: Celya Dodson

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 16 day of June, 2026.

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:

Celya Dodson, as Trustee
307 McCoin Drive
Goodlettsville, TN 37072

Name and address of property owner:

Celya Dodson, as Trustee
307 McCoin Drive
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Franklin Heights, Phase I, Section 2, as of record in Book 6900, Page 856, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Parcel ID Number: 124.00

Property commonly known as: 307 McCoin Drive, Goodlettsville, TN 37072