Karen Johnson Davidson County
Batch# 1463137 DEEDQC
08/25/2026 01:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260825-0078686

File No: EMP-26008218

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:
Katherine Majors and **John Colin Majors**, 7220 Blue Gable Road, Hermitage, TN 37076

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 086-12-0D-126.00

QUITCLAIM DEED

Katherine Majors f/k/a Katherine Mary Bloom and **John Colin Majors,** a married couple ("Grantor"), of **7220 Blue Gable Road, Hermitage, TN 37076**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Katherine Majors** and **John Colin Majors,** wife and husband, as tenants by the entirety ("Grantee"), whose tax mailing address is **7220 Blue Gable Road, Hermitage, TN 37076,** 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 Hermitage, County of DAVIDSON, State of Tennessee, and is described as follows:

BEING LOT NO. 126, RIVERBROOK SUBDIVISION, PHASE 4, AS SHOWN ON PLAT OF RECORD IN PLAT INSTRUMENT NO. 20230505-0033388, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, STATE OF TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHER MATTERS OF PUBLIC RECORD.

APN: 086-12-0D-126.00

Property Address is: 7220 Blue Gable Road, Hermitage, TN 37076

Being all that certain property conveyed from MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION to KATHERINE MARY BLOOM, AN UNMARRIED WOMAN AND JOHN COLIN MAJORS, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP by the deed dated April 8, 2024 and recorded May 10, 2024 in Instrument No. 20240510-0034394 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 Aug 14, 2026:

Katherine Majors f/k/a Katherine Mary Bloom

Katherine Majors f/k/a Katherine Mary Bloom

John Colin Majors

John Colin Majors

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Katherine Majors f/k/a Katherine Mary Bloom** and **John Colin Majors**, 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 14 day of Aug, 2026.

Notary Public

my commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
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 $0.00.

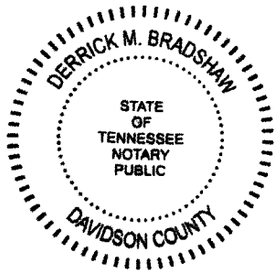
John Colin Majors
Affiant

Subscribed and sworn to before me on this the 14 day of Aug, 2026.

Notary Public

My Commission Expires: 1-24-2028

SEAL



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 8/14/2026 (date of document).

Affiant Signature

8/14/2026
Date

State of Tx

County of Denton

Sworn to and subscribed before me this 14 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

202608250078686