THIS DEED IS PREPARED AT THE PARTIES' REQUEST AND NO TITLE SEARCH HAS BEEN PERFORMED. THE LEGAL DESCRIPTION TAKEN FROM PRIOR DEED OF RECORD.

Karen Johnson Davidson County
Batch # 1466403 DEEDQC
09/01/2026 01:30:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260901-0080751

PREPARED BY:
Joshua G. Strickland, Attorney
1300 Division Street, Suite 108
Nashville, TN 37203

Address New Owner and Send Tax Bills To:
DEBORAH SPERANDIO
7100 Maddenwood Lane
Hermitage, TN 37076

Map & Parcel Nos.: 074 16 0 A 121 00 CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **MAXIME LESUEUR,** for and in consideration of -0- dollars and in accordance with the Marital Dissolution Agreement entered into on August 17, 2026 from the Divorce proceedings in the Circuit Court for Davidson County, Tennessee under docket number 25D-667, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, release, remise, quitclaim and convey unto **DEBORAH SPERANDIO,** her heirs and assigns, all my right, title and interest in and to the following described real estate, to-wit:

> **LAND in Davidson County, Tennessee, being Lot No. 121 on the Final Plat of Phase 2- Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**
>
> **BEING the same property conveyed to Maxime Lesueur and Deborah Sperandio, husband and wife, by Special Warranty Deed from Parkhaven Communities, LLC, a Tennessee limited liability company, dated September 26, 2025 and recorded on October 1, 2024 in Instrument No. 20241001-0075911 said Register's Office for said Davidson County, Tennessee.**

This improved property, known as: **7100 Maddenwood Lane, Hermitage, TN 37076**.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of August, 2026.

MAXIME LESUEUR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **MAXIME LESUEUR**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 17th day of August, 2026.

NOTARY PUBLIC

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-12-30.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm to the best of my knowledge, information and belief, this transfer is pursuant to divorce proceedings and is therefore exempt under T.C.A. 67-4-409.

AFFIANT, MAXIME LESUEUR

Subscribed and sworn to before me this 17 day of August, 2026.

NOTARY PUBLIC

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-12-30.