Karen Johnson Davidson County
Batch# 1467930 DEEDQC
09/03/2026 01:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260903-0081943

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

26126011

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Laureen Donaldson, et al	Laureen Donaldson, et al	Map/Parcel: 176 02 0 059.00
1912 Treeview Court	1912 Treeview Court	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Laureen Donaldson, an unmarried woman by these presents do hereby quitclaim and convey unto the said Laureen Donaldson, an unmarried woman, and Nathaniel Baggett, an unmarried man, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add son to title.

This is unimproved ( ) property known as 1912 Treeview Court, Antioch, TN 37013
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 24 day of August, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Laureen Donaldson
Laureen Donaldson

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Tanya Stafford, a Notary Public in and for said County and State, Laureen Donaldson the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at 1912 Treeview Dr. Nashville, TN 37213 this 24th day of August, A.D., 2026

NOTARY STAMP/SEAL

TANYA STAFFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tanya Stafford
NOTARY PUBLIC
Notary Commission Expires: 1-5-2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 24th day of August, 2026.

(Affix Seal)

Laureen Donaldson
Affiant

Tanya Stafford
Notary Public

My Commission Expires: 1-5-2028

TANYA STAFFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 202 OF PEPPERTREE FOREST SUBDIVISION, SECTION 19, AS OF RECORD IN PLAT BOOK 7900, PAGE 783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION, SAID DESCRIPTION IS INCORPORATED BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

Being the same property conveyed to Laureen Donaldson, an unmarried woman by Deed from Laureen Donaldson, f/k/a Laureen Donaldson Baggett, an unmarried woman of record as Document No. 20130124-0007809

Tennessee Certification of Electronic Document

I, Dyami Lockridge 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 August 24, 2026 (date of document).

Affiant Signature

08-28-26

Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 28th day of August, 2026, by Dyami Lockridge,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

L. LAWRENCE
Notary Public - California
Contra Costa County
Commission # 2543965
My Comm. Expires Jan 29, 2030

Signature