Karen Johnson Davidson County
Batch# 1468799 DEEDQC
09/04/2026 11:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260904-0082459

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CORDELL FAMILY TRUST	**NEW OWNER**	**064160D060000O**
4303 PERTH ROAD **INDIAN LAND, SOUTH CAROLINA 29707**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of August, 2026, the undersigned, **THOMAS E. CORDELL AND KRISTINE A. CORDELL**, Husband and Wife (collectively, the "*Grantor*"), has bargained and sold, and by these presents does transfer and quitclaim to **THE CORDELL FAMILY TRUST DATED AUGUST 7, 2026, , THOMAS E. CORDELL AND KRISTINE A. CORDELL, CO-TRUSTEES** (collectively, the "*Grantees*"), the Grantees' successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, identified as **1912 BROOKMEADOW COURT, HERMITAGE, TENNESSEE 37076**, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Section Two, Truxton Park of record in Plat at Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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Being the same property conveyed to Thomas Edward Cordell and Kristine Ann Cordell, Husband and Wife, from Betty Jane Richardville, an Unmarried Woman, by Warranty Deed dated January 5, 2021, recorded January 7, 2021, and of record as Instrument No. 20210107-0003094 in the Register's Office of Davidson County, Tennessee.

This improved property more commonly known as 1912 Brookmeadow Court, Hermitage, Tennessee 37076.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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.

IN WITNESS WHEREOF, this instrument has been executed this 31 day of August, 2026.

GRANTOR: THOMAS E. CORDELL

Thomas E. Cordell

SIGNER: Thomas E. Cordell

GRANTOR: KRISTINE A. CORDELL

Kristine A. Cordell

SIGNER: Kristine A. Cordell

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CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 San Diego }

On August 31, 2026 *Date* before me, Denise Arana, notary public, *Here Insert Name and Title of the Officer*

personally appeared Thomas E. Cordell and *Name(s) of Signer(s)*
Kristine A. Cordell,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DENISE ARANA
Notary Public - California
San Diego County
Commission # 2431295
My Comm. Expires Dec 17, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed
Document Date: August 31, 2026 Number of Pages: 1
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 31, 2026

Affiant Signature

9/2/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

