Name and Address of New Owner:
Queen E. Douglas, Wilma J. Fitzgerald, and Brittney T. Fitzgerald
844 Old Lebanon Dirt Road
Hermitage, TN 37076

Send Tax Bills To:
New Owners

This Instrument Prepared By:
ForthRight, LLC
116 Maple Row Blvd
Hendersonville, TN 37075
File# 26-1186-TH

Karen Johnson Davidson County
Batch # 1469598 DEEDQC
09/08/2026 09:21:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0082830

Map & Parcel No: **087 01 0 099.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Queen E. Douglas, an unmarried woman,** "the Grantor," convey and quitclaim any interest they have unto **Queen E. Douglas, an unmarried woman, Wilma J. Fitzgerald, a married woman, as her sole and separate property, and Brittney T. Fitzgerald, an unmarried woman, as joint tenants with rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot Nos. 10 on Final Plat, 840 OLD LEBANON DIRT ROAD, Subdivision Number 2023S-0 16-001, according to survey and plat of same appearing of record in Plat Instrument No. 20230906-0069779, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.
>
> Being the same property conveyed to Queen E. Douglas, an unmarried woman, by Special Warranty Deed from Lennar Homes of Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20260908-0082829, in the Register's Office of Davidson County, Tennessee, dated August 31, 2026.

This is an improved property known as: **844 Old Lebanon Dirt Road, Hermitage, TN 37076**

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 31st day of August, 2026.

Queen E. Douglas (SEAL)
Queen E. Douglas

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Queen E. Douglas, an unmarried woman**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2026.

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Dana Michelle Warsop
Notary Public
My commission expires: 2/26/2029

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of day of August, 2026.

Notary Public

My commission expires: 2/26/2029

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY