Karen Johnson Davidson County
Batch# 1470552 DEEDQC
09/09/2026 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260909-0083614

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 TH DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

This Instrument was prepared by information provided by the parties, and no title search was performed by Music City Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Waller Family Trust 4905 Riverbank Drive Hermitage, TN 37218	Same	**MAP & PARCEL** 085040A44900CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Joel Vincent Waller and Carolyn Waller, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Joel Waller and Carolyn Waller, as Trustees of The Waller Family Trust, dated May 26, 2026**, HEREINAFTER CALLED GRANTEE, ALL OF OUR OWNERSHIP INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, AND GRANTEE'S SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot No. 449, on the plan of Revision to the final plat the Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section 1 Planned Unit Development, as shown on plat of record in Instrument No. 20181217-0122497, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joel Vincent Waller and Carolyn Waller, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20190321-0025730 and recorded in the Register's Office for Davidson County, Tennessee on March 21, 2019.

This is improved property located at 4905 Riverbank Drive, Hermitage, Davidson County, Tennessee.

Wherever 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 my/our hand(s) this 8th day of September 2026.

GRANTORS:

Joel Vincent Waller

Carolyn Waller

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Ashley Rudy of the state and county mentioned, personally appeared Joel Vincent Waller and Carolyn Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Ashley Rudy, 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 September 8, 2026 (date of document).

Affiant Signature

Date: 9/8/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY