AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 382547

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1470843 DEEDQC
09/10/2026 11:05:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260910-0083999

Tax ID No.: 141 15 0B 076.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 14 day of July 2026, by and between **Zachary F. Guest, unmarried and Suzanne K. Guest A/K/A Suzanne Nguyen, unmarried, formerly husband and wife,** residing at 4282 Pond Creek Road, Pegram, TN 37143 and 6913 Stone Creek Road, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Suzanne K. Guest A/K/A Suzanne Nguyen, unmarried,** residing at 6913 Stone Creek Road, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 6913 Stone Creek Road, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Zachary F. Guest

Zachary F. Guest

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Zachary F. Guest**, the within named Grantor, 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.

Witness my hand and seal, at office in Pegram, Tennessee, this 14 day of July, 2026.

Notary Public

My Commission expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Suzanne K. Guest A/K/A Suzanne Nguyen

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Suzanne K. Guest A/K/A Suzanne Nguyen**, the within named Grantor, 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.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE this 4 day of September, 20 26.

Notary Public

My Commission expires: 1/22/29

No title exam performed by the preparer. Legal description and party's names provided by the party.

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: SUZANNE KAY NGUYEN

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 14 day of July , 2026.

Takisha Murphy
Notary Public
My Commission Expires: 5-3-2027

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Suzanne K. Guest
6913 Stone Creek Road
Nashville, TN 37221

Name and address of property owner:

Suzanne K. Guest
6913 Stone Creek Road
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of The Re-Subdivision of Lots 276 and 277 of Rolling River Estates, Section III, as of record in Plat Book 5190, page 322, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Daniel R Morris and wife, Marcia M Morris to Zachary F Guest, and wife, Suzanne K Guest as set forth in Deed Instrument #201006611-0045410 dated 06/09/2010, recorded 06/11/2010, DAVIDSON County, TENNESSEE.

Tax ID Number: 141 15 0B 076.00

Property commonly known as: 6913 Stone Creek Road, Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Nick Huggler, 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 7-14-26 (date of document).

Affiant Signature

7-23-26
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14 day of July, 26.

Notary's Signature

MY COMMISSION EXPIRES: 09/15/28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries