Karen Johnson Davidson County
Batch# 1471612 DEEDQC
09/10/2026 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0084203

Name and Address of New Owner:
Keri Iezzi
751 Tulip Grove Rd, Apt. #1104
Hermitage, TN 37076

Send Tax Bills To:
Same as New Buyer

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 75-12-0C-055.00-CO

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, **Kevin James McCarthy, Sr. and Joyce Marie McCarthy, husband and wife,** "the Grantors," convey and quitclaim unto **Keri Iezzi, an umarried woman,** "the Grantee," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 55 (Unit No. 1104) on the Plan of Phase Two Brookside Park Townhomes of record in Pat at Instrument No. 20001010-0100359, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Kevin James McCarthy, Sr. and Joyce Marie McCarthy, husband and wife, by Warrnaty Deed from Joan S. Vance, unmarried, and Margaret Mary Vance, married, of record in Instrument No. 20190924-0096914, Register's Office for Davidson County, Tennessee, dated September 18, 2019, and recorded September 24, 2019.
>
> FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 751 Tulip Grove Road, Apartment #1104, Hermitage, Tennessee 37076.

GRANTORS, 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.

(signatures to commence on following page)

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 10 day of September, 2026.

Kevin James McCarthy, Sr. (SEAL)
Kevin James McCarthy, Sr.

Joyce Marie McCarthy (SEAL)
Joyce Marie McCarthy

STATE OF Tennessee
COUNTY OF Davidson

On this 10 day of September, 2026, before me personally appeared Kevin James McCarthy, Sr. and Joyce Marie McCarthy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of September 2026.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

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 **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 day of September 2026.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202609100084203

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-10-26 .

Affiant Signature

9-10-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

