Karen Johnson Davidson County
Batch# 1471717 DEEDQC
09/10/2026 04:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0084314

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of September, 2026.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/16/29

ADDRESS OF NEW OWNER:
Joanna Lee McCracken, Trustee
4904A Tennessee Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
New Owner

Map & Parcel: 091-12-0-046.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Joanna McCracken, a married woman**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Joanna Lee McCracken, Trustee of the Dharma 12 Revocable Trust u/a/d January 21, 2021**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 104, Block 61, Plan 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joanna McCracken, a married woman, from Peter John Dangerfield and Allie Christine Marcus, by Warranty Deed, of record in Instrument No. 20260709-0062206, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 805A 45th Ave N, Nashville, Tennessee 37209.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10th day of September, 2026.

Joanna McCracken

** Said property being for investment purposes only and has never been the marital residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joanna McCracken, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9/16/29

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 10, 2026.

J. Carlton Drumwright

9/10/26
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 9/10/26.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY