Prepared By:
Kyle Rankin
at 1408 Mohawk Trail
Madison, Tennessee 37115

After Recording Return To:
1408 Mohawk Trail
Madison, Tennessee 37115

Karen Johnson Davidson County
Batch # 1471971 DEEDQC
09/11/2026 12:55:04 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084608

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 01, 2026 THE GRANTOR(S),

Molly Hebert ("Grantor"), a single person, of 1115 Ardee Ave, Nashville, Davidson County, Tennessee 37216

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Kyle Rankin, ("Grantee") a single person, residing at 1408 Mohawk Trail, Madison, Davidson County, Tennessee 37115

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Lot No. East 25 feet of Lot No. 5 and the West 40 feet of Lot No. 6, Block "C" on the Plan of Subdivision of Sunnymeade of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee. Of record in Instrument No. ~~20110311-0019639~~ 20230306-0015554

Prior instrument reference: ~~Book 974, Page 56 and 57.~~

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A relation partnership has ended and the Grantor's half is being willfully given over to the Grantee as a gift where no money is being exchanged. Grantor will no longer be obligated to make monthly payments on the mortgage. Grantee will then refinance the mortgage to have Grantor's name taken off of the Deed of Trust at the best time of Grantee's choosing.

Tax Parcel Number: 061-15-0-100.00

Mail Tax Statements To:
Kyle Rankin
1408 Mohawk Trail
Madison, Tennessee 37115

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 9/11/2026

Molly Hebert
1115 Ardee Ave
Nashville, Tennessee, 37216

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 11th day of September, 2026, before me personally appeared Molly Hebert, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public

Notary Public
Title (and Rank)

My commission expires 3.21.2028

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

Kirsten Virden
Affiant
Affiant's Name: Kirsten Virden

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

State: TN
County: Davidson

Subscribed and sworn to before me, this 11th day of September, 2026.

Rachel Marie Collins
Notary Public
my commission exp - 3.21.2028