Karen Johnson Davidson County
Batch# 1472008 DEEDQC
09/11/2026 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084650

QUITCLAIM DEED

MAIL RECORDED DEED TO:

PATRICE A. KENNEDY
4305 PRINCESS LANE
NASHVILLE, TN 37218

OWNER (SEND TAX BILLS TO):

PATRICE A. KENNEDY
4305 PRINCESS LANE
NASHVILLE, TN 37218

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICE A. KENNEDY, an unmarried woman, who took title as a married woman (herein, "Grantor"), whose address is 4305 Princess Lane, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to PATRICE A. KENNEDY, an unmarried woman (herein, "Grantee"), whose address is 4305 Princess Lane, Nashville, TN 37218, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4305 Princess Lane, Nashville, TN 37218

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 2nd day of September, 2026

PIN NO: 058-14-0-133-00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Patrice A Kennedy
PATRICE A. KENNEDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, PATRICE A. KENNEDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of SEPTEMBER, 2026.

[Affix Notary Seal]

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Kandes J Dungey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/07/2026

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$10.00**.

Grantee:

Grantee signature: Patrice A Kennedy
PATRICE A. KENNEDY

Subscribed and sworn to under oath before me, this 2nd day of SEPTEMBER, 2026 by PATRICE A. KENNEDY.

[Affix Notary Seal]

Kandes J Dungey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE; TO WIT;

BEING LOT NO: 31 ON THE PLAN OF GOLD KEY SUBDIVISION, SECTION III, AS OF RECORD IN BOOK 6250, PAGE 595, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Document No.: 20170814-0082988 on August 14, 2017.

PIN NO: 058-14-0-133-00

STREET ADDRESS:

4305 Princess Lane, Nashville, TN 37218

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Jessica Urstz, 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 9-2-26 (date of document).

Affiant Signature

9-4-26
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 4 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1-25-27

NOTARY'S SEAL

