AFTER RECORDING RETURN TO:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 4143926

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

Tax ID No.: 142030A30400CO

Karen Johnson Davidson County
Batch# 1472124 DEEDQC
09/14/2026 08:37:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260914-0084800

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 17 day of July, 2026, by and between **Lawrence Neeley, an unmarried man,** residing at 1352 Old Chuckey Rd Pegram, TN 37143 and **Tonya Neeley, an unmarried woman,** residing at 304 Deer Lake Drive, Nashville, TN 37221, **who acquired title as husband and wife**, hereinafter referred to as Grantor(s) and **Tonya Neeley, an unmarried woman,** residing at 304 Deer Lake Drive, 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: 304 Deer Lake Drive, 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.

Lawrence Neeley

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lawrence Neeley**, 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 17 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.

Tonya Neeley

Tonya Neeley

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tonya Neeley**, 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 17 day of July, 2026.

Notary Public

My Commission expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

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:

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 17 day of JULY, 2026.

Notary Public
My Commission Expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tonya Neeley
304 Deer Lake Drive
Nashville, TN 37221

Name and address of property owner:

Tonya Neeley
304 Deer Lake Drive
Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Chris Shoaff, 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 7-17-26 (date of document).

Affiant Signature

7/20/26
Date

STATE OF PA
COUNTY OF ALLEGHENY

Subscribed and sworn to before me this 20 day of JULY, 2026.

Notary Public
My Commission Expires: 12-23-2029

Commonwealth of Pennsylvania - Notary Seal
Rhonda Mae Shaffer, Notary Public
Allegheny County
My Commission Expires December 23, 2029
Commission Number 1411555

EXHIBIT A
LEGAL DESCRIPTION

The following described property located in the County of Davidson:

A Condominium Apartment in Davidson County, Tennessee, being Unit No.304 of Deer Lake, a Retirement Community, a horizontal property regime pursuant to the Tennessee Property Act, as shown on the Plan of record in Book 5050, Pages 62 and 63, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

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Being the same property as conveyed from Earl Jay Anderson, unmarried to Lawrence Neeley and wife, Tonya Neeley as set forth in Deed Instrument #20140203-0009315 dated 01/30/2013, recorded 02/03/2014, DAVIDSON County, TENNESSEE.

Property commonly known as: 304 Deer Lake Drive, Nashville, TN 37221