Karen Johnson Davidson County
Batch# 1472335 DEEDQC
09/14/2026 12:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260914-0085146

File No: 2007163298
Grantor's Loan No. 3591958655

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
DINA G. HENDRICKS, 107 Spring Place Dr, Nashville, TN 37214

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 085-15-0A-007-00

QUITCLAIM DEED

DINA G. HENDRICKS, unmarried, who acquired title as married, since divorced pursuant to the Final Decree of Divorce filed in Wilson County, TN in Docket No. 5257 DV on 7/21/2006 ("Grantor"), of **107 Spring Place Dr, Nashville, TN 37214**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **DINA G. HENDRICKS,** unmarried ("Grantee"), whose tax mailing address is **107 Spring Place Dr, Nashville, TN 37214,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate situated in the County of Davidson and State of Tennessee:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

BEING UNIT NO. 107 ON THE PLAN OF SPRING PLACE CONDOMINIUMS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 7213, PAGE 125, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Assessor's Parcel No: 085-15-0A-007-00

Property Address is: 107 Spring Place Dr, Nashville, TN 37214

BEING THE SAME PROPERTY CONVEYED TO DINA G. HENDRICKS, MARRIED FROM FREIDA K. CARTER, AN UNMARRIED WOMAN, DATED 02/28/2006, RECORDED 03/03/2006, DEED INSTRUMENT NO. 20060303-0025098, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Aug 31, 2026:

Dina G Hendricks

DINA G. HENDRICKS

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **DINA G. HENDRICKS**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31 day of Aug, 2026.

BMR

Notary Public

My Commission Expires
1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

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

Dana G Hendricks
Affiant

Subscribed and sworn to before me on this the 31 day of Aug, 2026.

Notary Public

My Commission Expires: 1.24.2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nathaniel Babak, 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 8/31/26 (date of document).

Affiant Signature

09.02.2027
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 2ND day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: November 23, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Seltmann, Notary Public
Allegheny County
My commission expires November 23, 2028
Commission number 1387661
Member, Pennsylvania Association of Notaries