Name and Address of New Owner:
Steven Michael
1121 Lawrence Avenue #3
Madison, TN 37115

Karen Johnson
Batch # 1474010
09/16/2026 10:35:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260916-0085996

Send Tax Bills To:
Steven Michael
1121 Lawrence Avenue #3
Madison, TN 37115

This Instrument Prepared By:
CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 043-01-0C-006.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel S. Michael and Rania Michael, Husband and wife** "the Grantors," convey and quitclaim unto **Steven Michael, an unmarried man** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 6, Homes at Pierce Road, a horizontal property regime iwht private elements, as shown in Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, of record in Instrument No. 20200304-0024402, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Daniel S. Michael and Rania Michael, husband and wife by Warranty Deed from Austin Lee Dalton Beck and Madelynn Markus N/K/A Madelynn Beck, husband and wife, dated 06/09/2025 and recorded 06/10/2025, of record in Instrument No. 20250610-0045516, Register's Office for Davidson County, Tennessee.
>
> Property Address: 1121 Lawrence Avenue #3, Madison, TN 37115.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 9th day of September, 2026.

Daniel S. Michael

Rania Michael

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2026, before me personally appeared Daniel S. Michael and Rania Michael, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of September, 2026.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2026.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON