Karen Johnson Davidson County
Batch# 1474800 DEEDQC
09/18/2026 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260918-0086936

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF September 20 26.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

WG-QCD-26-3199B

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffery A Wherrett and Richard Andrew Darden as Joint Tenants with Right of Survivorship	**Same as new owner**	
(NAME)	(NAME)	**080-04-0H-002.00-CO**
3199B Doak Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFERY A WHERRETT,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JEFFERY A WHERRETT AND RICHARD ANDREW DARDEN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 3199 Doak Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250402-0024817, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 3199 Doak Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250402-0024817, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery A. Wherrett, an unmarried man by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20260622-0055951, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3199B Doak Ave, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 14 day of September, 2026.

Jeffery A Wherrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY A WHERRETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of September, 2026 .

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz,** 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 9/14/2026 (date of document).

Affiant Signature

Date 9/14/2026

State of New York

County of Clinton

Sworn to and subscribed before me this 14 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027