Karen Johnson Davidson County
Batch# 1474960 DEEDQC
09/18/2026 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260918-0087146

THIS INSTRUMENT
PREPARED BY AND RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value,
whichever is greater, for this transfer is $0.00

Whitney Terese Price
AFFIANT

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

J. Grace Doute
NOTARY PUBLIC
My Commission Expires: 6/8/30

J. GRACE DOUTE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS NEW OWNER:
Whitney Terese Price
Desmond Deantrea McGuire
626 B Vernon Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
091-0-54K-002.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Whitney Terese Price, an unmarried woman, Grantor, for the sole purpose of severing the survivorship interest between herself and Desmond Deantrea McGuire in the within described property, hereby quitclaims, transfers and conveys all of her undivided right, title and interest to the hereinafter described property to Whitney Terese Price, an unmarried woman, Grantee, as tenants in common with Desmond Deantrea McGuire, without any right of survivorship. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 626 Vernon Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, as established by the Declaration of Covenants and Restrictions for Homes at 626 Vernon Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210127-0012303, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 626 Vernon Avenue, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20210127-0012303, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Whitney Terese Price, an unmarried woman, and Desmond Deantrea McGuire, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Allen Perry, married man, of record in Instrument No. 20220602-0063650, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property, known as: 626 B Vernon Avenue, Nashville, TN 37209

DATED this the 17th day of September, 2026.

Whitney Terese Price

Whitney Terese Price

J. GRACE DOUTE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of September, 2026, before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Whitney Terese Price, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

J. Grace Doute

Notary Public

My Commission Expires: 6/8/30

Certificate of Authenticity

I, Anna N. Dolan, 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 the

17 day of September, 2026.

Affiant Signature

9-18-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of September, 2026.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON