Karen Johnson Davidson County
Batch# 1475386 DEEDQC
09/21/2026 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260921-0087410

THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
1903 Old Hickory Boulevard
Old Hickory, TN 37138
(615) 219-9710

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 17th day of September, 2026.

Notary Public
My Commission Expires: 01/22/2030

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Sarah K. O'Bryan and Whitney MacLeod 1211C Montgomery Avenue Nashville, TN 37207	**Sarah K. O'Bryan and Whitney MacLeod 1211C Montgomery Avenue Nashville, TN 37207**	**083-07-0-083.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Whitney MacLeod, married,** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Whitney MacLeod and spouse, Sarah Katherine O'Bryan** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

BEING Lot No. 44 in the Subdivision of Robert E. Powers' Lands, in the Old 18th District of Davidson County, Tennessee, a plan of which is of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee (RODCT), to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Whitney MacLeod, an unmarried woman, by Warranty Deed from Joshua Michael Witt and Rachel Kirstine Witt, husband and wife, and Annette Marie Witt and Cullen Witt, wife and husband, dated December 30, 2020 and recorded January 6, 2021 in Instrument No. 20210106-0002175, in the Register's Office for Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

This is **improved** property known as: **810 Washington Avenue, Nashville, TN 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 17th day of September, 2026.

GRANTORS:

Whitney MacLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of September, 2026, before me personally appeared Whitney MacLeod to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 17th day of September, 2026.

Notary Public
My commission expires: 01/22/2030
(SEAL)

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantor and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Polston, 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 September 17, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 17 day of September, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2026.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY