Karen Johnson Davidson County
Batch# 1475551 DEEDQC
09/21/2026 01:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260921-0087607

AFTER RECORDING RETURN TO:
Richard Lansing Whitcomb and Alexis Dow Whitcomb
3900 Woodmont Boulevard
Nashville, TN 37215
File No. H-329375-PTN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 116 08 0 136.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS DEED made and entered into on this 15th day of September 2026 by and between **Richard Lansing Whitcomb, married, joined in execution by his spouse, Alexis Dow Whitcomb,** residing at 3900 Woodmont Boulevard, Nashville, TN 37215, hereinafter referred to as Grantor(s) and **Richard Lansing Whitcomb and Alexis Dow Whitcomb, husband and wife, as tenants by the entirety,** residing at 3900 Woodmont Boulevard, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3900 Woodmont Boulevard, Nashville, TN 37215

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Richard Lansing Whitcomb

Alexis Dow Whitcomb

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Richard Lansing Whitcomb and Alexis Dow Whitcomb** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 15th day of September, 20 26. Davidson County

Notary Public

My Commission expires: May 8, 2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

VALUATION AFFIDAVIT

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

Affiant

Print Name: Richard Lansing Whitcomb

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 15th day of September, 2026.

Notary Public
My Commission Expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Name and address for person(s) responsible for taxes:

Richard Lansing Whitcomb and Alexis Dow Whitcomb
3900 Woodmont Boulevard
Nashville, TN 37215

Name and address of property owner:

Richard Lansing Whitcomb and Alexis Dow Whitcomb
3900 Woodmont Boulevard
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Remi Delos, 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 9/15/26 (date of document).

Remi Delos

Affiant Signature

9/15/26

Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 15 day of September, 2026.

AS AS

Notary Public
My Commission Expires: 02-26-30

ALEXIS ABRAMS
Notary Public, State of Rhode Island
My Commission Expires FEB. 26, 2030

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, ON THE PLAN OF D.T. CROCKETT'S WOODMONT PARK SUBDIVISION, OF RECORD IN BOOK 547, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO RICHARD LANSING WHITCOMB FROM MIRANDA T. WHITCOMB DATED 08/22/2005 AND RECORDED ON 08/24/2005 IN INSTRUMENT NO. 200508240101184 IN THE DAVIDSON COUNTY RECORDERS OFFICE.

Parcel ID Number: 116 08 0 136.00

Property commonly known as: 3900 Woodmont Boulevard, Nashville, TN 37215