Karen Johnson Davidson County
Batch# 1475681 DEEDQC
09/22/2026 09:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260922-0087792

File No: 2007402294
Grantor's Loan No. 1034001036360

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
**Olivia Shumate** and **Declan Patrick Belcher**, 927 Malquin Dr, Nashville, TN 37216

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 061 03 0 140.00

## QUITCLAIM DEED

**Olivia Shumate**, married to Grantee herein, and **Jacquelynn Shumate**, a married woman, joined by spouse **Doyce Marshall Shumate** ("Grantor"), of **927 Malquin Dr, Nashville, TN 37216**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Olivia Shumate** and **Declan Patrick Belcher,** a married couple, as tenants by the entirety ("Grantee"), whose tax mailing address is **927 Malquin Dr, Nashville, TN 37216,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

**SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF BLOCK "K" ON THE PLAN OF BROADMOOR, SECTION 2, AS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF AND PART OF A CLOSED STREET AS SET OUT BY ORDINANCE NO. 087-1899, METROPOLITAN COUNCIL, DAVIDSON COUNTY, TENNESSEE.**

**Assessor's Parcel No: 061 03 0 140.00**

**Property Address is: 927 Malquin Dr, Nashville, TN 37216**

**BEING THE SAME PROPERTY CONVEYED TO OLIVIA SHUMATE, AN UNMARRIED WOMAN; JACQUELYNN SHUMATE, A MARRIED WOMAN; POSITIVE TENANCY: AND; PAGE_NUMBER: 2 FROM SUMANT JOSHI, AN UNMARRIED MAN, DATED 06/30/2023, RECORDED 07/05/2023, DEED INSTRUMENT NO. 20230705-0051168, COUNTY OF DAVIDSON , STATE OF TENNESSEE.**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 16th September, 20 26.

**Olivia Shumate**

**Jacquelynn Shumate**

**Doyce Marshall Shumate**

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Olivia Shumate** and **Jacquelynn Shumate** and **Doyce Marshall Shumate**, personally known to me, or has produced Drivers Licenses, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of September, 20 26

Notary Public

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

STATE OF TN
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me on this the 16th day of September, 2026.

Notary Public

My Commission Expires: May 8, 2029

SEAL

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

**Tennessee Certification of Electronic Document**

I, Amy Cox, 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 09/16/2026 (date of document).

Affiant Signature

09/18/2026
Date

State of Pennsylvania

County of Allegheny

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

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923