Karen Johnson Davidson County
Batch# 1481114 DEEDQC
10/07/2026 10:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261007-0092131

This Instrument Prepared By:
Icon Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37023

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Subscribed and sworn to before me, this the 2 day of Oct, 2026.

Notary Public
My Commission Expires: 11/17/2029

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Kathleen Caid 3001 Lakeshore Drive Old Hickory, TN 37138	Same Address	053-08-0-143.00

QUITCLAIM DEED

For good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Kathleen Caid, an unmarried woman, and Elizabeth Griffin Barabe, a married woman ("Grantor") quitclaims unto Kathleen Caid, an unmarried woman ("Grantee"), all her right, title, and interest in the following described real estate in Davidson County, Tennessee:

Being Lot 1 of the Final Plat RE-SUBDIVISION OF LOT # 1 ON THE RESUBDIVISION OF THE NORTHWESTERLY 100' OF LOTS 1-5 OR BLOCK 19 AND PART OF LOTS 1 & 2 OF BLOCK 26, BABBS AND ELLIOTT'S SUBDIVISION 2, a plat of which is of record in Instrument No. 20240925-0074313, Register's Office of Davidson County, Tennessee, to which reference is herein made for a more complete description.

Being the same property conveyed to Kathleen Caid, an unmarried woman, and Elizabeth Griffin Barabe, a married woman, by Warranty Deed from John F. Pratt and Marie E. Pratt, husband and wife, dated March 26, 2025 and recorded March 28, 2025, of record in Instrument No. 20250328-0023487, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Kathleen Caid, an unmarried woman, and Elizabeth Griffin Barabe, a married woman by Warranty Deed from John F. Pratt and wife, Marie E. Pratt, of record in Instrument No. 20250328-0023487, in the Register's Office of Davidson County, Tennessee, dated March 24, 2025, and recorded on March 28, 2025.

Being also known as 3001 Lakeshore Dr, Old Hickory, TN 37138.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, and that said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN, NO TITLE INSURANCE IS PROVIDED, AND NO TAX ADVICE HAS BEEN PROVIDED IN CONNECTION WITH THIS CONVEYANCE.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 17 day of _____, 2026.

Kathleen Caid

STATE OF TENNESSEE
COUNTY OF Wilson

On this 17 day of Sept, 2026, before me personally appeared Kathleen Caid, known to me or who otherwise proved with satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Signature
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Elizabeth Griffin Barabe

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Davie

On this 23 day of September, 2026, before me personally appeared Elizabeth Griffin Barabe, known to me or who otherwise proved with satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Signature
My Commission Expires: 4/5/2028

LOGAN ALLEN
NOTARY PUBLIC
DAVIE COUNTY, NC

Certificate of Authenticity

I, Brandee Gilliam, 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 9/17/2026.

Date

Affiant Signature

10/5/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of Oct, 20 26.

Notary's Signature

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

My Commission Expires: 11/21/27

Date

Notary's Seal (if on paper)