Karen Johnson Davidson County
Batch# 1482469 DEEDQC
10/08/2026 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261008-0092557

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Daniel Kadeba Toya Kadeba SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2026. Notary Public My Commission Expires: 07/30/2029

LUKEUS WINGO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/30/2029 RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) SF & HB Trust	(NAME) United Community Bank	151 09 0B 211.00 CO
(ADDRESS) 5521 Dory Drive	(ADDRESS) P.O. Box 371306	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Pittsburgh, PA 15250-7306	

KNOW ALL MEN BY THESE PRESENTS that Daniel Kadeba and Toya Kadeba, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto the Trustees, or their successors in interest, of the SF & HB Trust, dated October 5, 2026, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Lakeside Cove at Percy Priest, Phase 4, of record in Inst. No. 20070607-0068360, amended by Surveyors Certificate of Correction, of record in Inst. No. 20070718-0085445, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Kadeba and Toya Kadeba by **Warranty Deed** from Randall E. Phillips and Kimberly D. Phillips, of Reocrd No. 20240205-0008049 at the Register's Office for Davidson County, Tennessee.

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This improved property, known as 5521 Dory Drive, Antioch, TN 37013.

This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND this 5th day of October 2026.

GRANTOR:

Daniel Kadeba

GRANTOR:

Toya Kadeba

{Notary signature on the following page}

---------- [Space Below This Line For Recording Data] ----------

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Kadeba and Toya Kadeba,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 5th day of October, 2026.



NOTARY PUBLIC

My commission expires: 07/30/2029

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Certificate of Authenticity

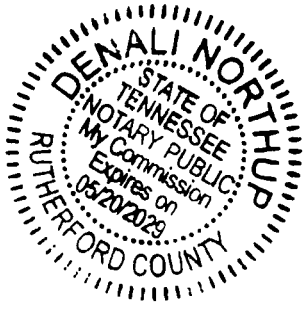
I, Lukeus Wingo, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 5, 2026.

Lukeus Wingo, Esq.
Dated: 10/5/2026

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 5th day of October 2026.

Notary Public



My Commission Expires: 05/20/2029