Karen Johnson Davidson County
Batch# 1484162 DEEDQC
10/15/2026 01:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261015-0094773

Recordation Requested By/Return to:
PRO NATIONAL TITLE AGENCY
RECORDING DEPT
105 MAXESS ROAD, SUITE 317
MELVILLE, NY 11747
File No. PNT55710TN

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
DANIEL M. VANSANT	DANIEL M. VANSANT	PARCEL NO: 150-05-0-215-00
2812 GALESBURG DRIVE NASHVILLE, TN 37217	2812 GALESBURG DRIVE NASHVILLE, TN 37217	

Executed this 3 day of October 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **D. MICHAEL VAN SANT AKA DANIEL M. VANSANT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **DANIEL M. VANSANT, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to D. Michael Van Sant, by Deed dated 07/21/2010 and recorded on 08/10/2010, as Instrument No. 20100810-0063192 in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as, 2812 GALESBURG DRIVE, NASHVILLE, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3 day of October, 20 26.

D. Michael Van Sant AKA Daniel M. Van Sant

D. MICHAEL VAN SANT AKA DANIEL M. VANSANT

STATE OF TN

COUNTY OF Davidson

Before me, Derek Truelove of the state and county mentioned, personally appeared **D. MICHAEL VAN SANT AKA DANIEL M. VANSANT**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/05/2028
WILSON COUNTY

Notary Public
Printed Name: Derek Truelove
My Commission Expires: 1-5-2028

OATH OF VALUE CONSIDERATION

STATE OF TN
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

D. Michael Van Sant aka Daniel M. Van Sant

Affiant

Sworn to and subscribed before me, this the 3 day of October, 20 26

Notary Public
My commission expires: 1/5/2028

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/05/2028
WILSON COUNTY

Stewart Title Guaranty Company

SCHEDULE A
DESCRIPTION OF PREMISES

Title No. **PNT55710TN**

Description:

ALL the following described improved real property located in the County of Davidson, State of Tennessee to wit:

Being Lot No. 697 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, Register's Office for said County, to which reference is made for a more complete description.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ***Stewart Title Guaranty Company.*** *This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*
American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
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Tennessee Certification of Electronic Document

I, HARRIS FEIN, 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 10/03/2026 (date of document).

Affiant Signature

10/03/2026
Date

State of NEW YORK

County of NASSAU

Sworn to and subscribed before me this 3rd day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 05/18/2027

NOTARY'S SEAL

BRIAN MARUSCHAK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA6000065
Qualified in Suffolk County
Commission Expires May 18, 2027

202610150094773