Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Meridian Law. PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
S. Douglas LLC
4041 Ayleworth Lane
Nashville TN 37221

Send Tax Bills To:
S. Douglas LLC
4041 Ayleworth Lane
Nashville TN 37221

Karen Johnson Davidson County
Batch # 1134769 DEEDQC
05/15/2024 10:06:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0035834

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Amy Spalding Reavis, an unremarried widow**, residing at 4041 Ayleworth Lane, Nashville TN 37221 (hereinafter the "Grantor") hereby quitclaim and convey unto **S. Douglas LLC, a Tennessee Limited Liability Company** (the "Grantee"), and its successors in interest and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 1011 B South Douglas Avenue, Nashville, TN 37204

Map & Parcel: 105-13-2E-002.00-CO (Davidson County, TN)

Legal Description: See SCHEDULE A

Said property is conveyed to the Grantee together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, for the use and benefit of said Grantee forever, subject to such limitations, restrictions and encumbrances as may affect the property.

NOTE TO REGISTER & TITLE ABSTRACTER: This property was owned by Jerry Ray Reavis, Jr. until his death on November 28, 2021. Full title to the said parcel vested in Amy Spalding Reavis, his surviving spouse, upon his death. The administration of his estate was filed and completed in Williamson County, Tennessee (Williamson County Chancery Court Case No. 22 PR 12178) and Affidavits of Heirship pursuant to T.C.A. §30-2-712 with regard to the subject property were recorded on April 1, 2024 and were made of record as Instrument No. 20240401-0022360 and Instrument No. 20240401-0022361 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this 24th day of April, 2024.**

Amy Spalding Reavis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On **this 24th day of April, 2024**, before me, the undersigned, personally appeared **Amy Spalding Reavis**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Amy Spalding Reavis

Subscribed and sworn to before me, **this 24th day of April, 2024**.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Homes At 1011 S Douglas, a Horizontal Property Regime with Private Elements pursuant to T.C.A. 66-27-103(b), et seq., of record in Instrument Number 20190329-0028760, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Jerry R. Reavis, Jr. by Robert S. Jacobs and Randall C. Morgan via Warranty Deed which is dated May 25, 2021 and recorded as Instrument Number 20210601-0072649 Register's Office, Davidson County, Tennessee.

Map/Parcel:

105-13-2E-002.00-CO (Davidson County, TN)

Address:

1011 B South Douglas Avenue, Nashville, TN 37204