QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1228770 DEEDQC
01/22/2025 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250122-0004823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Darren S. Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2025.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darren Scott Petty	**Same as New Owner**	
(NAME)	(NAME)	
3610 Mayflower Place		**11813020800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARREN SCOTT PETTY, UNMARRIED, AND BLAKE EMMONS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **DARREN SCOTT PETTY, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Green Acres Subdivision, as of record in Book 1424, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carole Dianne Petty, unmarried, by Warranty Deed from Ronald K. Whitlow and wife, Cynthia M. Whitlow, of record in Book 5429, Page 156, in the Register's Office for Davidson County, Tennessee.

The said Carole Dianne Petty having since married became known as Carole Dianne Petty Emmons. The said Carole Dianne Petty Emmons having since died testate on November 23, 2007, devising said property to Blake Emmons, as to a life estate, with the remainder to Darren Scott Petty as per her Last Will Testament of record in Case No. 08P25 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) and as of record in Instrument No. 20191024-0109225, in the Register's Office for Davidson County, Tennessee.

The said Blake Emmons does hereby waive his life estate interest and grants any and all interest in said property to the said Darren Scott Petty.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 3610 Mayflower Place, Nashville, TN 37204.

Witness my/our hand(s) this the 22nd day of January, 2025.

Blake Emmons

Darren Scott Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2025, before me personally appeared Blake Emmons, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2025.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2025, before me personally appeared Darren Scott Petty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2025.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

RETURN TO:
Darren Scott Petty
3610 Mayflower Place
Nashville, TN 37204

True Copy Certification

I, **Megan Paulus,** 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 this the 22nd day of January, 2025.

Megan Paulus
Affiant Signature
Date 1/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026