Karen Johnson
Batch # 1230076
01/24/2025 01 57 32 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250124-0005732

After Recording Return To: Sonya Tyus

Send Tax Bills to:
Sonya Robertson Tyus and Leon Tyus
2210 Fernwood Drive
Nashville, TN 37216

Instrument Prepared by:
Stafford Land Title, LLC
2687 Townsend Ct., Suite C
Clarksville, TN 370423

Property Owner-Name and Address
Sonya Robertson Tyus and Leon Tyus
2210 Fernwood Drive
Nashville, TN 37216

Tax Map/Parcel: 073-05-0-005.00

QUITCLAIM DEED

FOR AND IN CONSIDERATIONS OF the sum of One Dollar ($1.00) and other good and valuable consideration, We, the Grantors, **Sonya Robertson Tyus and Leon Tyus and Demeterious L. Robertson-Johnson** have remised and QUIT CLAIMED and by these presents do transfer and convey unto the Grantees, **Sonya Robertson Tyus and Leon Tyus**, all of right, title, and interest in a certain tract or parcel of land in Montgomery County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 258 on the plan of Dalewood, Section IV, as of record in Book 1035, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Sonya M. Robertson, unmarried by Warranty Deed from John M. Pigg and wife, Mary L. Pigg dated the 17th day of October, 1995 of record in Book 9843, Page 493, in the Register's Office for Davidson County, Tennessee and being the same property conveyed to Sonya Robertson Tyus, Leon Tyus, Willie L. Robertson, Mandricuss L. Robertson, Maurice Wilson Jr., and Demeterious L. Robertson-Johnson by Quitclaim Deed from Sonya Robertson Tyus dated the 27th day of February, 2004 of record in Instrument No. 20040324-0033111 in the Register's Office for Davidson County, Tennessee and being the same property conveyed to Sonya Tyus from Maurice Wilson Sr. dated the 18th day of November, 2005 of record in Instrument No. 20051213-0149333, in the Register's Office for Davidson County, Tennessee. An Affidavit of Heirship was executed on November 7, 2023 citing the death of Z'Kyia Nicole Horton on April 26, 2021, daughter of Natasha Horton and predeceased by her father, Maurice Wilson Jr., of record in Instrument No. 20231108-0087306, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have hereunto affixed Grantor's signature on this the 16 day of January, 2025.

SONYA ROBERTSON TYUS

Leon Tyus

LEON TYUS

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, Ken Claybrooks the undersigned Notary Public in and of said county and state, the within named Sonya Robertson Tyus and Leon Tyus who acknowledged that they executed the within instrument for the purposes therein contained and said execution was their free act and deed.

Demeterious L. Robertson-Johnson

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, Ken Claybrooks the undersigned Notary Public in and of said county and state, the within named Demeterious L. Robertson-Johnson who acknowledged that she executed the within instrument for the purposes therein contained and said execution was her free act and deed.

Witness my hand and official seal this 16 day of January, 2025.

KENNETH CLAYBROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~Notary Public~~

My Commission expires:

Witness my ~~hand~~ and official seal this 16 day of January, 2025

Notary Public
My Commission expires: October 4, 2027

KEN D CLAYBROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater, is

$ -0-

Affiant

Sworn and Subscribed before me this the 16 day of January, 2025

STATE OF TN)
) ss.
COUNTY OF Davidson)

Personally appeared before me, Ken Claybrooks the undersigned Notary Public in and of said county and state, the within named Sonya Tyus who acknowledged that she executed the within instrument for the purposes therein contained and said execution was her free act and deed.

Notary Public

My commission expires: October 4, 2027

KEN D CLAYBROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY