Karen Johnson
Batch # 1232024
01/30/2025 11 18 06 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250130-0007154

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 DAMANI D. MAYNIE, AFFIANT Subscribed and sworn to before me, this 21st day of January 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
AJALON DAMANI FARROW-MAYNIE, TRUSTEE 5835 Woodland Hills Drive, Nashville, TN 37211	New Owner	Map and Parcel No.: 105 05 0 012.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Damani D. Maynie, ("Grantor") do hereby quitclaim, transfer and convey unto Ajalon Damani Farrow-Maynie, Trustee of the DAPS Family Trust, created August 2, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1309 15th Avenue South, Nashville, TN 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 and the North 15.7 feet of Lot No. 9 on the map of a Subdivision of Lots Nos. 37 and 52 of O.B. Haynes Rokey Addition, as of record in Book 547, page 2, and being a part of the original Lot No. 37.

Said Lot No. 10 and said part of Lot No. 9 adjoin and front together 72.7 feet on the westerly side of Fifteenth Avenue South and run back between parallel lines 152 feet 10 inches on the north line of Lot No. 10 and 153 feet, more or less, on the south line of part of Lot No. 9 to an alley on which they measure 72.7 feet.

Being the same property conveyed to Damani D. Maynie from Fred W. Kelly, Sr. and wife, Janice Kelly, by Warranty Deed recorded in the Register's Office of said county and state at Book 10920, Page 919-921.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21st day of January 2025.

Damani D. Maynie, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Damani D. Maynie**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of January 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOV 8, 2028