Karen Johnson
Batch # 1235752
02/10/2025 10 38 10 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250210-0009841

The actual consideration or value, whichever is greater, of the transfer is $0

Affiant

Sworn and subscribed to before me, this the 4th day of Feb. 2025 by James L. Myers, III

Notary Public
My Commission expires: 10/4/2025

SEAL

SHERRYL L SNEED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN

Map & Parcel No. 11809010400

GRANTOR'S NAME AND ADDRESS:
James L. Myers, III
1010 Graybar Lane
Nashville, TN 37204

Send Tax Bill to: GRANTEE
Michelle Isabelle Myers
1027 Maynor Ave.
Nashville, TN 37216

GRANTORS AND GRANTEE ACKNOWLEDGE THAT THIS DOCUMENT WAS PREPARED WITH THE INFORMATION FURNISHED BY THE PARTIES INVOLVED. THE PREPARER MAKES NO REPRESENTATION AS TO THE TITLE OR THE ACCURACY OF THE PROPERTY DESCRIPTION HEREIN.

This indenture made this, this the 1st day of February 2025, by and between James L. Myers, III Grantor, and Michelle Isabelle Myers·

WITNESSETH: That the Grantor, James L. Myers, III, FOR AND IN CONISDERATION OF THE SUM OF ONE ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby remise, release, and forever quitclaim to Michelle Isabelle Myers, Grantee, all of his rights, title, and interest in the following described real estate known as 1010 Graybar Lane, Nashville, TN 37204, more fully described herein as follows:

Being Lot No. 16 on the Map of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, Page 10, Register's Office, Davidson County, Tennessee. Said Lot No 16 fronts 75 feet on the northerly side of Graybar Lane and extends back 177.1 feet on the westerly line and 183.5 feet on the easterly line to a dead line, measuring 75 feet thereon.

For Prior title see deed conveying the property to James L. Myers, III, and Glenda T. Myers, husband and wife, by deed from Nancy W Baggette and Wade R. Baggette, husband and wife, dated August 1, 1983, recorded August 3, 1983, of record in Book 6108, Page 496, Register's Office for Davidson County, Tennessee Also being the same property vested in James L. Myers, III by Final Decree of Divorce of record in Book 10630, pages 923-927, in said Register's Office.

THIS RECORDING IS MADE SUBJECT TO THE FOLLOWING:

1. All covenants, conditions, and restrictions of record.
2 All easements of record.
3 All lawful zoning and other governmental regulations and conditions.

In witness whereof, we have set our hand this this the 1st day of February 2025.

James L. Myers, III, Grantor

State of Tennessee
County of Davidson

On this the 4th day of February 2025 before me personally did appear James L Myers, III, shown by satisfactory evidence to be the person described in the above Quitclaim deed, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

My Commission Expires. 10/4/2025

Notary Public

SEAL

SHERRYL L SNEED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared By: Gary S. Humble, BPR #007325, Attorney at Law,
1104 Applewood Circle, Signal Mountain, TN 37377, (423) 664-6907