Karen Johnson Davidson County
Batch # 1238992 DEEDQC
02/20/2025 02:22:45 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250220-0012486

Quitclaim Deed

RECORDING REQUESTED BY Nettie Jo Scott
AND WHEN RECORDED MAIL TO: Send Tax Bills To:
James W. Davies, Grantee(s)
2930 Morgan Road
Joelton, Tennessee 37080
Consideration: $ 1.00
Property Transfer Tax: $
Assessor's Parcel No.: 105 04 0 005.00
PREPARED BY: Rosa Davies certifies herein that he or she has prepared this Deed.

Signature of Preparer — Date of Preparation: 2/13/2025

Rosa Davies
Printed Name of Preparer 2930 Morgan Rd Joelton TN 37080

THIS QUITCLAIM DEED, executed on February 13. 2025 in the County of Fayette, State of Georgia
by Grantor(s), Nettie Jo Scott,
whose post office address is 135 White Oak Way, Fayetteville, GA 30214,
to Grantee(s), Cynthia Hardy, Danny Davies, James Davies, Nettie Vaughn, Melanie Dawson,
whose post office address is 2930 Morgan Road, Joelton, TN 37080,

WITNESSETH, that the said Grantor(s),
Nettie Jo Scott,
for good consideration and for the sum of One dollar and zero cents
($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor	Signature of Second Grantor (if applicable)
Print Name of Grantor	Print Name of Second Grantor (if applicable)
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee	Signature of Second Grantee (if applicable)
Print Name of Grantee	Print Name of Second Grantee (if applicable)
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
Print Name of First Witness to Grantee(s)	Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Georgia

County of Fayette

On February 13th, 2025, before me, Jon Funches-Wells, a notary public in and for said state, personally appeared, Nettie Lee Scott

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Identification (Georgia)

OFFICIAL SEAL
JON FUNCHES-WELLS
NOTARY PUBLIC-GEORGIA
DEKALB COUNTY
My Comm. Expires Dec. 20, 2026

(Seal)

Exhibit "A"

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being the northerly 55 feet of Lots 428 and 429 on the plan of Maury and Claiborne Plan, of record in Book 21, pages 84 and 85, Register's Office for said County.

SAID property fronts 55 feet on the easterly margin of Claiborne Street and extends back between parallel lines, with the southerly margin of and alley, 80 feet to a dead line.

BEING the same property conveyed to Annie Mai Williams by deed from Albert Hughs Jenkins and wife, Eura B. Jenkins, of record in Book 879, page 343, Register's Office for davidson County, Tennessee.

Being the same property conveyed to Nettie Jo Scott by deed from Annie Mai Williams on June 16, 1980, of record in Book 5614, page 48, Register's Office for Davidson County, Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00.

Affiant

Subscribed and sworn before me, this 18th day of February, 2025.

Notary

WENDY N. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027