THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1254049 DEEDQC
03/31/2025 10 42 12 AM 2 pgs
Fees $12 00 Taxes $0 00
20250331-0023979

This conveyance is exempt from conveyance tax
Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like

QUITCLAIM DEED

Address of New Owners.	Send Tax Bills To.	Tax ID No.
James Carter Davis and Mary Anthony Davis, Trustees 453 MANLEY DRIVE NASHVILLE TN 37220	Owners	147 13 0 032 00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jimmy C. Davis and wife, Mary A. Davis**, hereinafter called the Grantors, do hereby Quitclaim unto **James Carter Davis and Mary Anthony Davis, Trustees, or their successors in interest, of the Davis Family Living Trust dated March 25, 2025, and any amendments thereto**, hereinafter called the Grantee, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit

Being **Lot No. 1066 on the Plan of Brentwood Hall, Section 14**, of record in Plat Book 2663 at page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to **Jimmy C. Davis and wife, Mary A. Davis**, by Warranty Deed from P Stephen Freeman and wife, Lynne Freeman, filed on 08/20/1986, at Book 6954, page 740, Davidson County Register of Deeds

This is property commonly known as 453 MANLEY DRIVE, NASHVILLE TN 37220.*
*Note An address is not a legal description of real property

Witness our hands, this 25th **day of** March, **2025:**

James Carter Davis AKA Jimmy C Davis
James Carter Davis AKA Jimmy C. Davis

Mary A. Davis
Mary A. Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Carter Davis AKA Jimmy C. Davis**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 25 day of March, **2025**

Notary Public

My Commission Expires 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary A. Davis**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 25 day of MARCH, **2025**

Notary Public

My Commission Expires 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY