THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

Karen Johnson Davidson County
Batch# 1256064 DEEDQC
04/03/2025 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250403-0025492

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2024.

Notary Public

My Commission Expires: _____

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owners:	Send Tax Bills to:	Map-Parcel Number:
Lee Bearden Reynolds, et al. 1022 Harrogate Drive Knoxville, Tennessee 37923	SAME	121 00 0 043.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Martha R. Fleitz, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest, consisting of an undivided one-half (1/2) tenant-in-common interest, in and to certain real property in the State of

Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to Lee Bearden Reynolds and Cherish Abigail Michaela Reynolds, as equal tenants in common, hereinafter called the Grantees, and the Grantees' heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5 day of ~~August~~ Sept., 2024.

Martha R. Fleitz

Martha R. Fleitz

STATE OF Kentucky)
COUNTY OF Jefferson)

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

WITNESS my hand and seal, at office, this 5 day of September, 2024.

My Commission Expires: 3/20/2028

Notary Public

NOTARY ID # KYNP66963
KADENCE MARIE MARTIN
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES MAR. 20, 2028

EXHIBIT A

Legal Description

TRACT 1:

A tract of land in the Third, formerly the Second, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of a private roadway said point being south 1° 45' west 438.3 feet from the northwest corner of the property conveyed to W. T. Hall and wife, Annie L. Hall, by deed from James McKnight and wife, as of record in Book 1345, page 502, Register's Office for said County and said point being the southwest corner of the property conveyed to James Edward Bailey and wife, by deed from W. T. Hall and wife, as of record in Book 2877, page 205, said Register's Office; thence with the southerly line of said Bailey property south 87° 45' east 125 feet to a point; thence south 1° 45' west 80 feet to a point in the northerly line of the property conveyed to Lonnie Richardson and wife, by deed from George T. Burnette and wife, as of record in Book 2300, page 419, said Register's Office; thence with the northerly line of said Richardson property north 87° 45' west 125 feet to a point in the center line of said private roadway; thence with the center line of the same north 1° 45' east 80 to the point of beginning.

TRACT 2:

A tract of land in the Third, formerly the 2nd, Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point, south 87° 45' east 125 feet from the center line of a private roadway, said point being the easterly common corner of property conveyed to James Edward Bailey, et ux, by deed of record in Book 2877, Page 205, Register's Office for Davidson County, Tennessee, and property conveyed to Vallie Mae Reynolds by deed of record in Book 2921, Page 1, said Register's Office; thence south 1° 45' west 80 feet, with line of Reynolds to a point; thence 87° 45' east 163 feet; thence north 1° 45' east 80 feet; thence north 87° 45' west 163 feet, to the point of beginning.

Being the same property conveyed to Martha R. Fleitz, consisting of an undivided one-half (1/2) tenant-in-common interest, Lee Bearden Reynolds, consisting of an undivided one-quarter (1/4) tenant-in-common interest, and Cherish Abigail Michaela Reynolds, consisting of an undivided one-quarter (1/4) tenant-in-common interest, by deed from Martha R. Fleitz, Executor of the Estate of Bobby J. Reynolds, deceased, of record as Instrument No. 20230919-0073701, Register's Office for Davidson County, Tennessee.

After this conveyance, the subject property will be owned by Lee Bearden Reynolds, consisting of an undivided one-half (1/2) tenant-in-common interest, and Cherish Abigail Michaela Reynolds, consisting of an undivided one-half (1/2) tenant-in-common interest.

This is improved property known as 2491 Pulley Road, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on SEPTEMBER 5, 2024.

APRIL 3, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of APRIL, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

