Address New Owner.	Map-Parcel Numbers.	Send Tax Bills To.
The Davidson Tennessee Community Property Trust dated April 16, 2025 **3537 Crestridge Drive** **Nashville, TN 37204**	**132 11 0 032.00**	**SAME**

Karen Johnson Davidson County
Batch # 1262112 DEEDQC
04/21/2025 08 17 20 AM 3 pgs
Fees $17 00 Taxes $0 00

20250421-0029688

This instrument prepared by: Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Steve Davidson and Luanne Davidson, Husband and Wife** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Davidson Tennessee Community Property Trust dated April 16, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4336 Prescott Road, Nashville, TN 37204.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 16 day of April, 2025

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 16 day of April, 2025

Steve Davidson

Luanne Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of April, 2025

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 31, PLAN OF SOUTHMEADE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGES 118 AND 119, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING the same property conveyed to Steve Davidson and Luanne Davidson, Husband and Wife, by deed of record as Instrument Number 20110427-0032333, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to instruments of record in Book 1835, Pages 118-199, said Register's office and any and all existing easements and restrictions as shown of record not stated herein