Karen Johnson Davidson County
Batch# 1265850 DEEDQC
04/30/2025 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250430-0033164

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

WG-QCD-25-3838

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Elbert Sykes, single, and Samuel Douglass Sykes, a married person	**Same as new owner**	
(NAME)	(NAME)	**05911005900**
128 Trellis Way,		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ELBERT SYKES AND SAMUEL DOUGLASS SYKES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES ELBERT SYKES, SINGLE, AND SAMUEL DOUGLASS SYKES, A MARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 324, Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 324 fronts 73 feet along the northeasterly margin of Cravath Drive and runs back 113.3 feet onthe northwedterly line and 126.7 feet on the southeasterly line to awitness line measuring 59.2 feet thereon and extends on back 20 feet on the northwesterly line and 19.5 feet on the southeasterly line to a line at the rear measuring. 56.67 feet thereon.

Being the same property conveyed to Theodore R. Sykes and wife, Juanita E. Sykes from Cumberland Builders, Inc by Deed of Record in Book 4265 Page 460 in the Registers Office for Davidson County, Tennessee.

The said Theodore R. Sykes having since died intestate on November 29, 1996. His interest in the subject property vested at death in Juanita Evans Sykes as surviving Tenant by the Entirety.

The said Juanita Evans Sykes having since died intestate on March 31, 2011. Her interest in the subject property vested at death in James Elbert Sykes and Samuel Douglass Sykes, her heirs at law; as evidenced by Affidavits of Heirship of record in Instrument Number 20250319-0019932 and 20250319-0019931 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3838 Cravath Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 15 day of April, 2025.

James Elbert Sykes

Samuel Douglass Sykes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15 day of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th day of April, 2025.

Notary Public
My Commission Expires: February 10, 2026
(SEAL)

GREGORY SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
FEBRUARY 10, 2026

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Alabama
County of Jefferson } ss.

On this the 16th day of April, 2025, before me,
Day *Month* *Year*

Gregory Smith, the undersigned Notary Public,
Name of Notary Public

personally appeared Samuel Douglas Sykes,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

GREGORY SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
FEBRUARY 10, 2026

Gregory Smith
Signature of Notary Public

Gregory Smith
February 10, 2026
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: April 15, 2025 Number of Pages: 2

Signer(s) Other Than Named Above: James Elbert Sykes

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I, **Gabriel R. Lutz**, 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 **4/15/2025 and 4/16/2025** (date of document).

Affiant Signature

Date **4/16/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **16** day of **April**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027