ADDRESS NEW OWNERS AND SEND TAX BILLS:
Donald A. Briley and Kimberly Briley, husband and wife
137 Trail Ridge Dr.
Hendersonville, TN 37075

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson
Batch # 1270373
05/08/2025 08 54 59 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250508-0035975

MAP PARCEL NUMBER:
43 09 0 350.00

QUITCLAIM DEED

This instrument is made and entered into this the 30th day of April, 2025, by and between CARY D. BRILEY, A MARRIED MAN, GRANTOR and DONALD A. BRILEY AND KIMBERLY BRILEY, HUSBAND AND WIFE, GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on an unrecorded map showing partitioning of a lot owned by Morris F. Estes in Madison, Tennessee, and more particularly described according to a survey made May 17, 1958, by Anthony Papuchis, Surveyor, as follows:
Beginning at a point in the easterly margin of Delaware Avenue, 658.3 feet, more or

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365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

less, as measured along said margin, from the northerly margin of Old Hickory Boulevard, thence eastwardly 282 feet to an iron pin thence northwardly 45.85 feet to an iron pin; thence westwardly 245 feet to a point in the east margin of Delaware Avenue; thence southwardly along the east margin of said Avenue 84.2 feet to the beginning.

Being the same property conveyed to William Thomas Briley and wife, Fayla W. Briley, by Warranty Deed dated September 21, 1988, from Michael A. Foster and Teresa A. Foster, recorded September 22, 1988, in Book 7658, Pate 875, in the Register's Office for Davidson County, Tennessee. The said William T. Briley having since died August 26, 2024, vesting his interest to his wife, Fayla N. Briley. The said Fayla W. Briley died October 20, 2024. Pursuant to the Affidavit as to Heirs of Fayla Woods Briley, dated January 9, 2025 and recorded as Instrument No. 20250508-0035974, in the Register's Office for Davidson County, Tennessee, said property is vested to Donald A. Briley and Cary D. Briley, as the sole heirs at law of the said Fayla Woods Briley.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 202 Delaware Avenue, Madison, Tennessee 37115.

Executed on the date first above written.

CARY D. BRILEY

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STATE OF TENNESSEE

COUNTY OF SUMNER

JMB Personally appeared before me, the undersigned Notary Public of said county and state, Cary D. Briley, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 30 day of April, 2025.

J M Belote
NOTARY PUBLIC

My Commission Expires: 2/27/29

J MIRANDA BELOTE · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Hallwyn Douglas
AFFIANT

Subscribed and sworn to before me, this the 30 day of April, 2025.

J M Belote
NOTARY PUBLIC

My Commission Expires: 2/27/29

J MIRANDA BELOTE · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY

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