THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

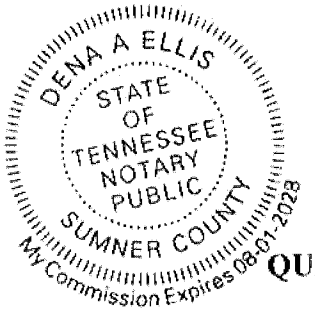
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 15 day of May, 2025.

Notary Public **Affiant**

My Commission Expires: 8/1/28



QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
DLJC Properties, LLC **5864 Clarksville Pike** **Joelton, TN 37080**	**Same as New Owner.**	**014000097.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DJY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **DLJC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** and their successors, heirs, and assigns, all its right, title and interest in and to the following described tract of land located in Davidson, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and May 31, 1965, as follows, to-wit:

BEGINNING at a point in the northerly margin of the Clarksville Highway U.S. 41-A, said point being 304.0 feet in an easterly direction as measured along the northern margin of the said Clarksville Highway, from the northeast corner of the Clarksville Highway and Douglas Road; thence North 6 degrees East, 715.0 feet to a point in the northerly margin of said Clarksville Highway 183.0 feet to a POINT OF BEGINNING, and containing 3.0 acres, more or less.

Being the same property conveyed to W.F. Morris and wife, Flora Morris by deed from Tower Real Estate Development Corporation of record in Book 3905, page 143, Register's Office for Davidson County, Tennessee. The said W.F. Morris died on June 10, 1970, leaving Flora Morris as the surviving tenant by the entirety.

Flora Morris conveyed her interest in the above property to her two daughters, Geraldine Perry and Carolyn Birmingham, as tenants in common as to one-half (1/2) undivided interest each, by Quitclaim Deed dated September 24, 1991, of record in Book 8452, page 614, Register's Office for Davidson County, Tennessee, reserving a life estate unto herself. Flora Morris died on September 11, 2000, thereby terminating said life estate.

Karen Johnson Davidson County
Batch# 1273665 DEEDQC
05/15/2025 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250515-0038445

Carolyn Birmingham conveyed her one-half (1/2) undivided interest in the above property to her brother-in-law, Kenneth Perry, by Quitclaim Deed dated March 22, 2001, of record in Instrument #20010409-0034318, Register's Office for Davidson County, Tennessee.

Kenneth Perry and Geraldine Perry had two children, Mark Dwayne Perry and Melissa Dawn Perry Anderson. Melissa Dawn Perry Anderson died on June 13, 2011. She was unmarried at the time of her death and was survived by her two sons, Zeke Anderson and Jon Seth Anderson. Mark Dwayne Perry died on July 19, 2015. He was unmarried at the time of his death and had no children. Kenneth Perry died intestate on January 1, 2020, survived by his wife, Geraldine Perry, and his two grandsons, Zeke Anderson and Jon Seth Anderson, who inherited a one-sixth (1/6) undivided interest each in said property by intestate succession, Tennessee Code Annotated §31-2-104(a)(2). See Affidavits of Heirship recorded simultaneously herewith.

Geraldine Perry died testate on November 27, 2021. By the terms of her Last Will and Testament and First Codicil thereto of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate #21P244, she devised her interest in the above property to Zeke Anderson and Jon Seth Anderson with Zeke Anderson, as Executor, having full power of sale without the joinder of any beneficiary.

Being the same property conveyed to DJY PROPERTIES, LLC, a Tennessee Limited Liability Company by deed from Zeke Anderson, as Executor of the Estate of Geraldine Perry, deceased, with full power of sale without the joinder of any beneficiary, Zeke Anderson, individually and Jon Seth Anderson, individually dated July 8, 2022 of record in Instrument No. 20220722-0083890, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as 6620 A & B Clarksville Pike, Joelton, Tennessee 37080.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 15th day of May, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

DJY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: DANNY YOUNG
ITS: Member

BY: JEANNIE YOUNG
ITS: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, Devin F. Park, a Notary Public of the State and county mentioned, personally appeared **DANNY YOUNG AND JEANNIE YOUNG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members (or other officer authorized to execute the instrument) of **DJY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a **Members** (or other authorized officer).

Witness my hand, at Goodlettsville, Tennessee, this 15 day of May, 2025.

Notary Public

My commission expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **5/15/2025** [DATE].

AFFIANT SIGNATURE

5/15/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **15th** day of **May**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

