Karen Johnson Davidson County
Batch# 1276061 DEEDQC
05/21/2025 12:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250521-0040027

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY 2025.

Notary Public

MY COMMISSION EXPIRES 11/18/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIA ALLEY REVOCABLE LIVING TRUST	**NEW OWNER**	MAP 162-06
(NAME)	(NAME)	
121 Ocala Drive		PARCEL 369
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	CITY) STATE) ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TIA D. ALLEY, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey her undivided interest to Tia D. Alley, Trustee of the TIA ALLEY REVOCABLE LIVING TRUST Dated May 21, 2025, (the "Grantee"), her heirs and representatives, one hundred percent (100%) of her interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Resubdivision of Lots 53 & 54, Bess Estates, Section II, as of record in Book 4660, page 196, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to TIA D. ALLEY, unmarried, by Warranty Deed from Deniss E. Donnell and wife, Cheryl L. Donnell dated February 25th, 2011, and recorded as Instrument Number 20110302-001682 in the Register's Office for Davidson County, Tennessee.

This is ☐ unimproved
☒ improved property, known as **121 Ocala Drive Antioch, TN 37013**

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of May 2025.

TIA D. ALLEY

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 **TIA D. ALLEY,** 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 official seal at Nashville, Tennessee, this 21st day of May 2025.

Commission expires: 11/8/2028

Notary Public

MADISON WOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Madison Woodson, 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 05/21/2025.

Date

Affiant Signature

05/21/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2025.

Notary's Signature

My Commission Expires: 9-8-25
Date

Notary's Seal (if on paper)