Karen Johnson
Batch # 1278190
05/27/2025 03 11 21 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250527-0041506

This Instrument Prepared By:
Joseph P. Rusnak
Tune, Entrekin & White, P.C.
Capitol View, Suite 600
500 11th Avenue North
Nashville, Tennessee 37203

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is $0.

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send tax bills to:	Map Parcel Numbers:
Donald B. Neal and Tiffeney C. Neal 955 Davidson Drive Nashville, TN 37205	New Owner	Map 32-9, Parcel 110

FOR AND IN CONSIDERATION of the love and affection associated with my marriage I, Donald B. Neal (the "Grantor"), for the intent and purpose of creating an estate by the entireties in and to the entire interest in the property described below previously held solely by the Grantor, do hereby quitclaim and convey unto my wife, Tiffeney C. Neal (the "Grantee"), her heirs and assigns, a one-half undivided interest as an estate by the entireties in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Quail Ridge Section Four of record in Plat Book 7900, Page 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Donald B. Neal, unmarried, by Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, of record in Instrument No. 20060502-0050498, Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 2, 2006.
>
> This conveyance is subject to all restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4736 Indian Summer Drive, Lot 171 Quail Ridge, Nashville, Tennessee 37207.

IN WITNESS THEREOF, the Grantor has caused this instrument to be executed on this 24th day of May 2025.

Donald B. Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Antonio J Brooks, a Notary Public of said County, Donald B. Neal, with whom I am personally acquainted and who acknowledged that he executed this Quitclaim Deed for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May 2025.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
August 1, 2028

ANTONIO J BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

There is no actual consideration for this transfer.

Tiffeney C. Neal

Tiffeney C. Neal

Personally appeared before me, Antonio J Brooks, a Notary Public of said County, Tiffeney C. Neal, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May 2025.

Antonio J Brooks
NOTARY PUBLIC

My Commission Expires:

My Commission Expires
August 1, 2028

ANTONIO J BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY