Name and Address of New Owner:
James S. Delk
915 Hammack Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1279337 DEEDQC
05/29/2025 02:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250529-0042196

Send Tax Bills To:
James S. Delk
915 Hammack Drive
Nashville, TN 37214

This Instrument Prepared By:

Evergreen Settlement Services, LLC
117 Seaboard Lane
F200
Franklin, TN 37067

Map & Parcel No: 108-16-0-341.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dondi A. Tyler FKA Dondi A. Delk, a single woman,** "the Grantor ," conveys and quitclaims unto **James S. Delk, a single man,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 171-B on the Plan Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Plat Book 6250, page 901, amending Book 6250, pages 356 and 357, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 171-B fronts 41.00 feet on the Northerly margin of Hammack Drive and extends back 170.52 feet on the Southerly line and 180.00 feet on the Northerly line to a solid line in the rear, measuring 42.08 feet thereon.
>
> Being the same property conveyed to Dondi A. Delk and husband James S. Delk by Quitclaim Deed from Stuart Delk of record in Instrument No. 20181029-0106797 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on October 29, 2018.
>
> Being the same property conveyed to Stuart Delk by Warranty Deed from Langley F. Siekiersky of record in Instrument No. 20010301-0018938 Register's Office for Davidson County, Tennessee, dated February 27, 2001 and recorded on March 01, 2001

Dondi A. Tyler FKA Dondi A. Delk is executing this instrument for the purpose of conveying all of her right, title, interest and marital interest to said property as pursuant to the Final Decree of Divorce/Marital Dissolution Agreement as shown in Case No. 20-DC-166, in the General Sessions Court Division III for Wilson County, Tennessee at Lebanon.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16th day of May, 2025.

Dondi A. Tyler (SEAL)

STATE OF TENNESSEE
COUNTY OF Wilson

On this 16th day of May, 2025, before me personally appeared Dondi A. Tyler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2025.

Notary Signature
My commission expires:

CAITLIN AVERY
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

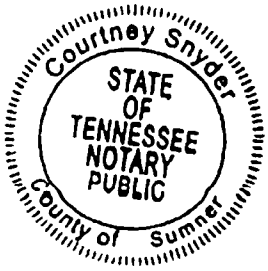
Affiant

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 16th day of May, 2025.

Notary Signature
My commission expires: 06-16-2026



Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/16/2025 (date of document).

Emma Howard
Affiant Signature

05/16/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16 day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL