This instrument was prepared by:
Shannon Lucy
8439 McCrory Ln
37221

Once recorded, return to:
Shannon Lucy
8439 McCrory Ln
Nashville, TN 37221

Karen Johnson
Batch # 1285643
06/18/2025 10 46 51 AM
Fees $27 00 Taxes $0 00
20250618-0048011

Davidson County
DEEDQC
5 pgs

This Space for Recorder's Use Only

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of _____ US Dollars ($ _____) in hand, paid to Margaret Young Lucy, an unmarried individual with an address of 3513 Byron Ave Nashville, TN 37221 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Shannon Lucy, an unmarried individual with an address of 8439 McCrory Ln Nashville, TN 37221 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 141-00-0-027 00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Shannon Lucy

Address: 8439 McCrory Ln Nashville, TN 37221

SLF 5/27 ~~**TO HAVE AND TO HOLD**~~; All and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Margaret Young Lucy Date: 5/27/25

Printed Name: Margaret Young Lucy

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: Meredith Lucy Date: 5/27/25

Printed Name: Meredith Lucy

2nd Witness Signature: Brooklyn Lucy Date: 5/27/25

Printed Name: Brooklyn Lucy

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On May 27, 2025 before me, Joseph Raney,
personally appeared Margaret Young Lucy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joseph Raney

Printed Name Joseph Raney

My Commission Expires 03/09/2027 (Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land being in the 9th Civil District of Davidson County, Tennessee, on the Westerly side of McCrory Land in Bread Tray Hollow, described according to a survey made by S H Hutchison dated August 27, 1960 as follows Beginning at stake, the Northwesterly corner of a 7 acre tract being sold to Charlyne H Pickard, thence North 25 degrees 30 West 25 poles to a stake with a black locust pointer thence North 63 degrees East 24 poles to a point in the center of McCrory Road, stake in line on Westerly margin of road, thence with said road as follows South 45 degrees East 4 poles, South 53 degrees East 4 poles,South 58 degrees East 4 poles, South 63 degrees East 4 poles, South 71 degrees East 9 poles, thence with the Northerly line of the 7 acre tract sold to Charlyne H Pickard as follows 45 degrees 30 West 22 8 poles to a mulberry tree, thence South 65degrees30 West 4 8 poles to a cedar tree, thenceSouth 70 degrees West 12 poles to the point of beginning, containing 4 45 acres, more or less Being the same property conveyed to Shannon Lucy, an unmarried woman and Margaret Young Lucy, tenants in common with righ of survivorship by Warranty Deed from Stephen Leftwich dated August 4, 2020 recorded August 11, 2020, in Instrument No 20200811-0089465, Register's Office for Davidson County

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Margaret Young Lucy
Affiant

Subscribed and sworn before me, this 17 day of June, 2025

Stephen E. Eckhold
Notary

STEPHEN EMERSON ECKHOLD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY