Prepared By:
Dennis D Downey
1254 Lowes Lane
Goodlettsville TN 37072

After Recording Return To:
1254 Lowes Lane
Goodlettsville, Tennessee 37072

Karen Johnson
Batch # 1287287
06/20/2025 08 51 25 AM
Fees $47 00 Taxes $0 00

Davidson County
DEEDQC
9 pgs

20250620-0048237

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 19, 2025 THE GRANTOR(S),

Esma Downey ("Grantor"), a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Dennis D Downey ('Grantee") and Mary L Downey, a married couple, residing at 1254 Lowes Lane, Goodlettsville, Davidson County, Tennessee 37072

the following described real estate, situated in Goodlettsville, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Prior instrument reference: ~~Book Record Book 4567, Page 918-919~~. 200 SEE Attached

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer between family members

Tax Parcel Number: map 33 parcel 53

Mail Tax Statements To:
Dennis D Downey
1254 Lowes Lane
Goodlettsvile, Tennessee 37072

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 06/19/2025

Esma R DOWNEY

Esma Downey
2000 Reserve Blvd
Spring Hill, Tennessee, 37174

VB Nevada
~~xxxxxxxxxxxx~~
STATE OF TENNESSEE, COUNTY OF ~~WILLIAMSON~~ VB Clark ~~xxxxxxxx~~, ss:

On this 19th day of June, 2025, before me personally appeared Esma Downey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Vickey Beglari
NOTARY PUBLIC
STATE OF NEVADA
Appt No. 23-3998-01
Expires August 25, 2027

Vickey Beglari
Notary Public
Vickey Beglari
Notary Public

Title (and Rank)

My commission expires 08/25/2027

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Esma R DOWNEY
Affiant
Affiant's Name: Esma R DOWNEY

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, Dennis Downey, 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 6/30/25.

Date

Affiant Signature

6/30/2025
Date

State of TN

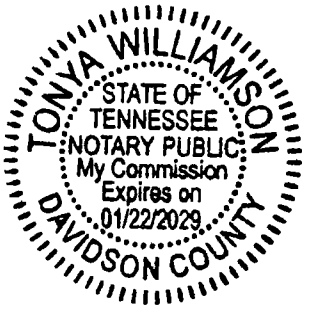
County of Davidson

Sworn to and subscribed before me this 20 day of June, 2025.

Sonya Williamson
Notary's Signature

My Commission Expires: 1/22/2029
Date

Notary's Seal (if on paper)



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 $ 1.00.

Affiant

Subscribed and sworn before me, this 20 day of June, 2025

Notary

TONYA WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

BILL GARRETT, Davidson County
Trans.T20130045694 DEEDQC
Recvd: 06/03/13 09:16 2 pgs
Fees:12.00 Taxes:0.00
20130603-0055378

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Esma Downey 1254 Lowe's Lane Goodlettsville, Tennessee 37072	Map 33 Parcel 53 Field Book	Same as Owner

This instrument was prepared based upon information provided by the parties without a title search by:
Virginia J. Connell, Esq.
214 Second Avenue North, Suite 103, Nashville, Tennessee 37201

The actual consideration for this transfer is $0.00.

Esma Downey

JAMES D. HELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me, this the 14th day of ~~April~~ May, 2013.

NOTARY PUBLIC
My Commission Expires: 1-6-15

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Dennis Paul Downey ("Grantor"), by these presents, do hereby quitclaim and convey unto Esma Downey ("Grantee"), her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee. Being Tract # Two of an unrecorded map of Lowe's Lane Park made by G. Barry Greer on June 16, 1971 and revised August 31, 1971.

Said Tract # Two beginning at a point in a fence on the northerly boundary of said Tract thence S 77° 34' E 177.9 feet to a point in said fence; thence S 2° 11' E 741.6 feet to a point on the northerly margin of the right-of-way for Lowe's Lane; thence with the northerly margin of said right-of-way S 89° 8' W 171.0 feet to a point in said right-of-way; thence N 2° 17' W 782.5 feet to the point of beginning. Containing 3.0 acres more or less.

Being the same property conveyed to Dennis Paul Downey and wife, Esma Downey by Warranty Deed from Maurice J. Wayman and wife, Mamie Wayman, of the Instrument in Record Book 4567, pages 918-919, Register's Office of Davidson County, Tennessee.

This is improved property known as 1254 Lowe's Lane, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this the _____ day of _____, 2013.

Dennis Paul Downey

DENNIS PAUL DOWNEY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DENNIS PAUL DOWNEY**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 30th day of April, 2013.

NANCY K. HAGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 26, 2014

Nancy K. Hagan

NOTARY PUBLIC
My Commission Expires: 1-26-2014