QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1292166 DEEDQC
07/01/2025 08 27 37 AM 2 pgs
Fees $12 00 Taxes $0 00

20250701-0051565

LB-QCD-25-2819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Theresa Lynn Lemley, Rodney Wayne Lemley, and Corey Lee Lemley	**Same as New Owner(s)**	
(NAME)	(NAME)	**09403003100**
2819 Barclay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THERESA LYNN LEMLEY AND HUSBAND, RODNEY LEMLEY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THERESA LYNN LEMLEY AND HUSBAND, RODNEY WAYNE LEMLEY AND COREY LEE LEMLEY, SINGLE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 214 ON THE PLAN OF FORTLAND PARK, SECTION 1, AS OF RECORD IN PLAT BOOK 2663, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID LOT NO 214 FRONTS 80 FEET ON THE SOUTHEASTERLY SIDE OF BARCLAY DRIVE AND RUNS BACK BETWEEN LINES 198 2 FEET ON THE NORTHEASTERLY SIDE AND 182 8 FEET ON THE SOUTHWESTERLY SIDE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 99 3 FEET

BEING THE SAME PROPERTY CONVEYED TO THERESA LYNN LEMLEY AND HUSBAND, RODNEY LEMLEY, BY QUITCLAIM DEED FROM THERESA LYNN LEMLEY, DATED FEBRUARY 13, 2006 AND RECORDED MARCH 1, 2006 INSTRUMENT NO 20060301-0023308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **2819 Barclay Drive, Nashville, Tennessee 37206**

Witness my/our hand(s) this the 27th of June, 2025

Theresa Lynn Lemley

Rodney Lemley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA LYNN LEMLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of June, 2025

Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY LEMLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of June, 2025

Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212