Karen Johnson Davidson County
Batch# 1293640 DEEDQC
07/03/2025 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250703-0052593

This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Joy J. Dennis, et al	Joy J. Dennis, et al	Map/Parcel:
3305 Austin Lane	3305 Austin Lane	050 14 0 029.00
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Joy J. Dennis, a married woman, joined by her spouse Leslie Lewis** by these presents do hereby quitclaim and convey unto the said **Joy J. Dennis, a married woman and Danti Butler, unmarried**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add son to title.

This is unimproved ( ) property known as 3305 Austin Lane, Nashville, TN 37207

Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 25th day of June, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joy J. Dennis

Leslie Lewis

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Shatika Brady, a Notary Public in and for said County and State, Joy J. Dennis and Leslie Lewis the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 3305 Austin Lane Nashville, TN 37207 this 25th day of June, A.D., 2025.

NOTARY STAMP/SEAL

SHATIKA BRADY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Shatika Brady
NOTARY PUBLIC
Notary Commission Expires: 5/8/2029

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 (4).

Subscribed and sworn to before me this the 25th day of June, 2025

(Affix Seal)

Joy J. Dennis
Affiant Joy J. Dennis

Shatika Brady
Notary Public

My Commission Expires: 5/8/2029

SHATIKA BRADY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 710 ON THE PLAN OF PARKWOOD ESTATES, SECTION 4, OF RECORD IN BOOK 3300, PAGES 79 AND 80, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF AUSTIN LANE, SAID POINT BEING THE COMMON CORNER OF LOTS 710 AND 711:

THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWESTWARDLY 136 FEET TO A POINT AT THE COMMON CORNER OF LOTS 709, 710, AND 711;

THENCE NORTHWESTWARDLY 133.3 FEET TO THE SOUTHERLY MARGIN OF HEALY DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF SAID HEALY DRIVE, NORTHEASTWARDLY 85 FEET TO THE BEGINNING OF A CURVE;

THENCE AROUND SAID CURVE WHICH HAS A RADIUS OF 25 FEET TO THE RIGHT 35.92 FEET TO THE WESTERLY MARGIN OF AUSTIN LANE;

THENCE WITH THE WESTERLY MARGIN OF SAID AUSTIN LANE, SOUTHEASTWARDLY 99.98 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Joy J. Dennis by Deed from Christopher May, Winona Dennis McGowan, Margaret Bozung Mays, Deanna Marie Mays, Rachel Daniel Mays, Jennifer Andrea McQuarrie, and Joshua James Mays of record as Document No. 20220718-0082166, said Register's Office.

Certificate of Authenticity

I, Jennifer Terranova, 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 / 25 / 2025.

Date

Jennifer Terranova
Affiant Signature

6 / 27 / 2025
Date

State of New York

County of Monroe

Sworn to and subscribed before me this 27 day of June, 20 25.

Amy Law
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025