Karen Johnson Davidson County
Batch# 1293784 DEEDQC
07/03/2025 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250703-0052810

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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Nashville, Tennessee 37215
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(615) 627-4448 fax
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 2ND **day of** July, **2025.**

Notary Public

My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Phoebe Davis, et al. 841 Clay Place Spring Hill, Tennessee 37174	-SAME-	146 16 0 101.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, Kaitlyn Michelle Peay, hereinafter called the Grantor, hereby releases, remises and quitclaims any and all of the Grantor's right, title and interest, in and to certain real property in the State of Tennessee more particularly described on Exhibit A,

attached hereto and incorporated herein by reference, equally to Phoebe Davis and Lula Sullivan, as tenants in common, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 05 day of June, 2025.

Kaitlyn Michelle Peay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kaitlyn Michelle Peay, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2025.

My Commission Expires: 3-20-2025

Notary Public

LYNN C WATTERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 114 on the Plan of Brentwood Hall Section V, of record in Book 2133, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abbie P. W. Glover by deed from Carleton P. Edmunds and wife, Donna M. Edmunds, of record in Book 7649, page 972, Register's Office for Davidson County, Tennessee.

Abbie P. W. Glover died intestate on March 11, 2024. The heirs-at-law of Abbie P. W. Glover are evidenced by a certain Affidavit of Heirship of record as Instrument No. 20250630-0051485, Register's Office for Davidson County, Tennessee.

This is improved property known as 480 Manley Drive, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 **June 5, 2025**.

July 3, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **3rd** day of **July**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

