QUITCLAIM DEED

Karen Johnson
Batch # 1298274
07/16/2025 02 59 37 PM
Fees $13 00 Taxes $111 00
20250716-0056274

Davidson County
DEEDQC
2 pgs

CAMILLE WOODS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-20-2028

MAP-QCD-25-7008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $30,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF July 2025

Notary Public

MY COMMISSION EXPIRES 03.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Lillard Davis and Shannon Davis	**Same as New Owners**	**059 06 0 062.00**
(NAME)	(NAME)	
1982 Sunset Meadows Way		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37042		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LILLARD DAVIS, JR. AND BRIA SHANISE DAVIS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTORS")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

LILLARD DAVIS, JR. AND SHANNON DAVIS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF EWING VALLEY, SECTION 2, AS OF RECORD IN BOOK 4300, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LILLARD DAVIS, JR. AND BRIA SHANISE DAVIS, BY QUITCLAIM DEED, FROM LILLARD DAVIS, JR., OF RECORD IN INSTRUMENT NO. 20230911-0071150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as 708 Roman Drive, Nashville, TN 37207.

Witness our hands this the 9 day of July, 2025.

LILLARD DAVIS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LILLARD DAVIS, JR.**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of July, 2025

Notary Public

My Commission Expires

CAMILLE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-20-2028

BRIA SHANISE DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 9 day of July, 2025

Notary Public

My Commission Expires

CAMILLE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-20-2028