Karen Johnson Davidson County
Batch # 1299814 DEEDQC
07/18/2025 01 46 12 PM 2 pgs
Fees $12 00 Taxes $0 00
20250718-0056860

This Instrument was prepared by:
J. Blake Freeman, Atty.
114 Benson Rd
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT A TITLE SEARCH. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 096-14-0 031.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Peggy Ayers, single** does hereby quitclaim and convey unto **Peggy Ayers and Robin K. Shadden as Tenants in Common with right of survivorship** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being lot #121, of Twin Lawn Subdivision, as shown by Plat of record in Book 2486, pg 394, Registers office for Davidson County, TN.

Being the same property conveyed to Peggy Ayers of record in instrument 20200417- 0040318, Register's Office for Davidson County, Tennessee.

This is improved property known as 824 Colfax Dr., Nashville, TN 37214

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 16 day of July, 2025.

Peggy Ayers

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal on this the 16 day of July, 2025.

J. BLAKE FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public/ My Commission Expires:

My Commission Expires 3/20/28

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Peggy Ayers
Affiant

Subscribed and sworn to before me this 16 day of July, 2025.

Notary Public
My Commission Expires:

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 3/20/28

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NEW OWNER(S)
Peggy Ayers
Robin K. Shadden
824 Colfax Dr.
Nashville, TN 37214

SEND TAX BILL TO:
New owner