Address New Owner.	Map-Parcel Numbers·	Send Tax Bills To·
Brandon James **853 Lakemont Drive** **Nashville, TN 37204**	**160 09 0 014.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Amy James and Brandon James, wife and husband as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Brandon James** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **853 Lakemont Drive, Nashville, TN 37204.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1301837 DEEDQC
07/24/2025 11 47 18 AM 3 pgs
Fees $17 00 Taxes $0 00

20250724-0058585

The actual consideration of this transfer is $-00-

Affiant

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

BRETT CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires 11/2/26

shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 16th day of July, 2025.

Amy James

Brandon James

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 **Amy James and Brandon James**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16th day of July, 2025

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Oak Hill Estates, Section 2, of record in Plat Book 4460, Page 38, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Amy James and Brandon James, wife and husband as tenants by the entirety, by deed of record as Instrument Number 20151026-0108485, in the Register's Office for Davidson County, Tennessee

This property is subject to:

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 4460, Page 38, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Book 4537, Page 496, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Water Main Easement set forth in the instrument recorded in Book 4385, Page 463, Register's Office for Davidson County, Tennessee.