Karen Johnson Davidson County
Batch# 1301998 DEEDQC
07/25/2025 08:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250725-0058805

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

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

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 24 day of July, 2025.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public

My commission expires: 10/24/2028

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Patsy Gay Sheldon Brooks	**New Owner**	**053060B00700CO**
2245 Riverway Drive		
Nashville, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Dannie Denae' Groves Wright, unmarried, and Cotey Ian Groves, unmarried, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Patsy Gay Sheldon Brroks, unmarried, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 210, Plan of Phase 2, Waterford, of record in Book 7900, Pages 412 & 413, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Pat G Sheldon and Prentice Troy Brooks, by Deed from Steven L Webb and wife, Teresa J Webb, dated June 22, 1994, of record in Book 9391, Page 18, in the Register's Office for Davidson County, Tennessee. Prentice Troy Brooks died April 4, 2023. Prentice Troy Brooks died intestate on 4/4/23 survived by his spouse, Pat G. Sheldon, now known as Patsy Gay Sheldon Brooks, and by Dannie Denae' Groves Wright, and Cotey Ian Graves.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 2245 Riverway Drive, Nashville, TN 37138.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 27th day of June, 2025.

Dannie Denae' Groves Wright

Dannie Denae' Groves Wright

STATE OF Virginia
COUNTY OF Albemarle

Personally appeared before me, a Notary Public of said County and State, the within named Dannie Denae' Groves Wright, 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.

Witness my hand and official seal at office this 27th day of June, 2025.

My commission expires: March 31, 2028

NOTARY PUBLIC

MONIKA L BELL
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION # 342156
MY COMM. EXPIRES 03/31/2028

Cotey Ian Groves

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, the within named Cotey Ian Groves, 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.

Witness my hand and official seal at office this 26th day of June, 2025.

My commission expires: 08-21-2027

NOTARY PUBLIC

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/27/25 3:46 PM (date of document).

Jennifer Russell
Affiant Signature

7/24/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.