Subject & Property Address: 103 Cloister Drive, Nashville, TN 37205

Map & Parcel: 129-11-0A-103.00 CO

New Owner & Address:
Lynn R. James
1023 Boxwood Drive
Franklin, TN 37064

Send Tax Bill to:
Lynn R. James
1023 Boxwood Drive
Franklin, TN 37069

Karen Johnson
Batch # 1303017
07/28/2025 02 37 57 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250728-0059496

This instrument was prepared by: **Kayla Redmon**, Attorney at Law
109 Jennings Street, Franklin, TN 37064
(615) 790-0982

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on June 27, 2025, Williamson County Chancery Court, Case Number 24CV-54180, and for good and valuable consideration, and no monetary consideration, I, **Ronald D. James, a single person**, hereby quitclaim and convey to **Lynn R. James, a single person,** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No 103, on the Horizontal Property Regime for First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, as recorded in the Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149, Book 6237, page 660 and as shown on Plat in Plat Book 5200, page 656, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DONNA Y. BIVENS, RONALD DALE JAMES, and LYNN RENE JAMES, as tenants with right of survivorship by deed from MARY ANNE COOK, of record in Instrument 20180820-0082169, dated August 17, 2018, said Register's Office.

This conveyance is made subject to any and all restrictions and easements of record.

This property is improved property known as 103 Cloister Drive, Nashville, TN 37205.

IN WITNESS WHEREOF I have hereunto set my hand this 21 day of July, 2025.

Ronald D. James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald D. James** 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 foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand this 21 day of July, 2025.

NOTARY PUBLIC

10/21/28
My Commission Expires

AMANDA PARHAM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/21/28 RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Ronald D. James, Affiant

Sworn to and subscribed before me this 21 day of July, 2025.

NOTARY PUBLIC

10/21/28
My Commission Expires

AMANDA PARHAM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/21/28 RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, is $0.