Karen Johnson Davidson County
Batch# 1304247 DEEDQC
07/31/2025 03:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250731-0060873

This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Danny A. Driskell and Sharon W. Driskell Tennessee Community Property Trust 5175 Regent Drive Nashville, TN 37220	**146-15-0-021.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DANNY ALLEN DRISKELL and wife, SHARON W. DRISKELL** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **THE DANNY A. DRISKELL AND SHARON W. DRISKELL TENNESSEE COMMUNITY PROPERTY TRUST U/T/A DATED JULY 30, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 247 on the Map of Haileywood Estates, Section 8-C, of record in Book 3106, page 78, corrected and amended in Book 3377, page 34, Register's Office for said County, more particularly described as follows:

Beginning at a point in the westerly margin of Regent Drive at the corner of Lots Nos. 247 and 248; thence with the line between said lots northwesterly 264.7 feet to a point in the easterly right-of-way line of the L & N Railroad; thence with said right-of-way south 21° 06' west 98 feet to a point; thence south 64° 19' east 255.6 feet to a point; thence north 25° 41' east 15 feet to a point in the southerly terminus of Regent Drive; thence with the westerly margin of said Drive northerly 83 feet to the point of beginning.

Being the same property conveyed to DANNY ALLEN DRISKELL, and wife, SHARON W. DRISKELL, by deed from JAMES L. BURRIS and wife, CORINNE W. BURRIS, of record in Book 6244, Page 251 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5175 Regent Drive, Nashville, Davidson County, Tennessee 37220.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 30th day of July, 2025.

GRANTORS:

DANNY ALLEN DRISKELL

Sharon W. Driskell

SHARON W. DRISKELL

STATE OF TENNESSEE)
COUNTY OF Williamson)

-> DANNY ALLEN DRISKELL TA 7/30/25

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ~~**TIMOTHY L. THOMPSON**~~ **and wife, SHARON W. DRISKELL**, the within named bargainors, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Sharon W. Driskell

Affiant

Subscribed and sworn to before me, this 30th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

NSH 3246299.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 July 30, 2025 (date of document).

Affiant Signature

7-31-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2025.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY