Karen Johnson Davidson County
Batch# 1305818 DEEDQC
08/04/2025 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250804-0061587

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Kay Lea Darnell, Trustee of The Kay Lea Darnell Revocable Living Trust	SAME	026 02 0 008.00
1001 Heritage Woods Drive		
Hendersonville, TN 37075		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **KAY LEA DARNELL**, do hereby convey to **KAY LEA DARNELL, TRUSTEE OF THE KAY LEA DARNELL REVOCABLE LIVING TRUST DATED JULY 31, 2025**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.

Said Lot No. 325 fronts 49.98 feet on the easterly margin of Newberry Court and extends back 108.07 feet on the southerly line and 136.79 feet on the northerly line to a dead line in the rear measuring 122.83 feet thereon.

Being the same property conveyed to Kay Lea Darnell from James Ernie Darnell III, by Quitclaim Deed dated March 10, 2016, pursuant to the Divorce Decree dated December 22, 2015, entered by the Chancery Court of Sumner County, Tennessee, in Kay Lea Darnell v. James Ernie Darnell, III, Case No. 2015-DM-185, recorded on March 24, 2016, of record in Instrument No. 20160324-0028153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 409 Newberry Court, Goodlettsville, TN 37072.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31st day of July, 2025.

KAY LEA DARNELL

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STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAY LEA DARNELL**, she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Hendersonville, Tennessee, on this the 31st day of July, 2025.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

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

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 31, 2025.

August 4, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of August, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026