QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1310033 DEEDQC
08/14/2025 08:34:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250814-0064678

LB-QCD-25-433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Priscilla B. Batey Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PRISCILLA B. Talley, an unmarried woman	**Same as New Owner**	
(NAME)	(NAME)	**06001007800**
433 Cornish Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRISCILLA B. BATEY TALLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PRISCILLA B. TALLEY, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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. 77, ALDRICH HEIGHTS, SECTION III, AS OF RECORD IN BOOK 2663, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AVEYON C. TALLEY AND WIFE, PRISCILLA B. BATEY TALLEY BY WARRANTY DEED FROM HARVEY L. RAGLAND AND WIFE, VODU C. RAGLAND, OF RECORD IN BOOK 6905, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID AVEYON C. TALLEY HAVING SINCE DIED ON SEPTEMBER 18TH, 2024, LEAVING PRISCILLA B. BATEY TALLEY AS THE SURVIVING TENANT BY THE ENTIRETY.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **433 Cornish Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 11 day of August, 2025.

Priscilla B. Batey Talley

PRISCILLA B. BATEY TALLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRISCILLA B. BATEY TALLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212