This instrument prepared by
Hugh W. Entrekin
Tune, Entrekin & White, P.C.
500 11th Ave N. Suite 600
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1311136 DEEDQC
08/18/2025 08.32 31 AM 2 pgs
Fees $12 00 Taxes $0 00
20250818-0065414

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Alphonse H. Davis	SAME	130-7-65
711 Lynnwood Blvd Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jeffrey D. Davis, Trustee of the Mary D. Davis Family Trust uwo Mary Dolores Davis, with full power in such trustee to convey without the joinder of any beneficiary, (hereinafter the "Grantor") does hereby quitclaim, transfer and convey, to **Alphonse H. Davis** (the "Grantee") his heirs and assigns, all its right, title and interest in and to property lying and situated in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, Being the northerly part of Lot No. 186 on the Plan of Re-Subdivision Parts of Royal Oaks, as of record in Book 421, pages 102 and 103, as revised at Book 974, pages 4 and 5, Register's Office for said County, and described as follows.

Said northerly part of said lot fronts 101 feet on the westerly margin of Lynwood (Lynnwood as per tax and mailing authorities) Boulevard and extends back 275 feet on the northerly line and 277 feet, more and less, on the southerly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to **Jeffrey D. Davis, Trustee of the Mary D. Davis Family Trust uwo Mary Dolores Davis** by Deed from **Alphonse H. Davis** Executor of the Estate of Mary Dolores Davis of record in instrument 20170303-0021100, Register's office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed this 31st day of July, 2025.

Mary D. Davis Family Trust uwo Mary Dolores Davis

By: _____
Jeffrey D. Davis, Trustee

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey D. Davis, Trustee**, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee the **Mary D. Davis Family Trust uwo Mary Dolores Davis**, the bargainor, and that he as such Trustee , being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Trust by himself as such Trustee.

WITNESS my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Orange Beach Alabama, on this 31st day of July, 2025.

NOTARY PUBLIC

NICOLE BYRD NOTARY PUBLIC MY COMMISSION EXPIRES 05-03-2027 ALABAMA STATE AT LARGE

My Commission Expires: 05-03-2027

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF ~~DAVIDSON~~ Baldwin)

The actual consideration for this transfer is $-0-.

AFFIANT

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

NOTARY PUBLIC

NICOLE BYRD NOTARY PUBLIC MY COMMISSION EXPIRES 05-03-2027 ALABAMA STATE AT LARGE

My commission expires: 05-03-2027