This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1311597 DEEDQC
08/19/2025 09:41:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250819-0066053

QUITCLAIM DEED

BOX 10-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Emma J. Davis & Jacqueline Davis, Co-Trustees 1502 Elmwood Avenue Nashville, TN 37212	SAME	10513011100

I, **EMMA JEAN DAVIS,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **EMMA J. DAVIS AND JACQUELINE DAVIS GANT, CO-TRUSTEES OF THE EMMA J. DAVIS LIVING TRUST, U/A/D AUGUST 15th, 2025,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 and the easterly one-half of Lot No. 70 in the Belmont Land Company's Plan of lots called Belmont Heights, as of record in Book No. 421, page 34, in the Register's Offices of said County. Said Lot No. 69 and the easterly one-half of said Lot No. 70 together front 150 feet on the North side of Elmwood Avenue and run back between parallel lines, with Harpeth Street on the east, 188 feet to an alley.

Being the same property conveyed to John L. Davis and wife, Emma Jean Davis, by Installment Deed from John D. Tyler and wife, Eleanor H. Tyler, of record in Book 4817, Pages 432-435, Register's Office for Davidson County, Tennessee. John L. Davis has since died with his interest vesting in the said Emma Jean Davis as his tenant by the entirety.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 1502 Elmwood Avenue, Nashville, TN 37212

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of August, 2025.

X Emma Jean Davis
EMMA JEAN DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma Jean Davis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 15th day of August, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

X Emma Jean Davis
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27