Karen Johnson Davidson County
Batch# 1313696 DEEDQC
08/22/2025 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250822-0067401

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Mary B Fanning
Mary B. Fanning (a/k/a Mary Alice Branan Fanning), Affiant

Subscribed and sworn to before me this 19th day of August, 2025.

Connor McDonald
Notary Public
My Commission Expires: 3/3/2026

CONNOR D. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO.
Mary Alice Branan Fanning, Trustee 4936 Danby Drive Nashville, TN 37211	Same	147 05 0 197.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Mary B. Fanning (a/k/a Mary Alice Branan Fanning)**, a widow, the "**Grantor**", does hereby convey and quitclaim unto **Mary Alice Branan Fanning, Trustee of the Mary Alice Branan Fanning Revocable Trust dated August 19, 2025**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 19th day of August, 2025.

Mary B Fanning

Mary B. Fanning (a/k/a Mary Alice Branan Fanning)

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Connor McDonald, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Mary B. Fanning (a/k/a Mary Alice Branan Fanning), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 19th day of August, 2025.

CONNOR D. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

Notary Public
My Commission Expires: 3/3/26

EXHIBIT A

Being lot No. 65 on the plan of Section I Caldwell Country Estates, of record in book 2663, pages 68 and 69 Register's Office for said County, as follows:

Beginning at a point in the northeasterly margin of Danby Drive at the corner of lots Nos. 64 and 65; thence with the line between said lots, northeasterly 190 feet to a point; thence southeasterly 212.5 feet to the northwesterly margin of Darlington Road; thence with the margin of the same, southwesterly 39.27 feet to the margin of Danby Drive; thence with the margin of the same, northwesterly 187.5 feet to the point of beginning.

Being the same one-half (1/2) undivided interest in the property conveyed to Mary B. Fanning, as a tenant in common, by Quitclaim Deed from Milton H. Fanning and wife, Mary B. Fanning, of record in Instrument Number 20140513-0040832, dated April 17, 2014, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 4936 Danby Drive, Nashville, Tennessee 37211.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Connor McDonald, 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 August 19, 2025 (date of document).

Affiant Signature

August 22, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11.08.2027

NOTARY'S SEAL

