Karen Johnson Davidson County
Batch# 1320874 DEEDQC
09/11/2025 08:13:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250911-0072484

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Carolyn Lee 409 Bennett Place Nashville, TN 37207	New Owner	071-01-0-167.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **MICHAEL LEE, PATRICIA LEE-BALL, and MELVIN LEE**, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **CAROLYN LEE,** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being Lot No. 125 on the Revised Plan of Resubdivision of Lots 123, 124, and 125 of Trinity Hills Village, Section III, First Addition, as of record in Book 4460, page 14, Register's Office for Davidson County, Tennessee, and as revised in Book 4300, page 168, said Register's Office, to which plat reference is here made for a more particular description.

Being the same property conveyed to Odis Lee and wife, Carrie Lee, by Warranty Deed from Jones Homes, Inc., a Tennessee corporation, of record in Book 4645, page 867, dated October 10, 1972, said Register's Office.

The said Odis Lee died intestate on or about March 2, 1995, leaving Carrie Lee as the sole tenant by the entirety. The said Carrie Lee died intestate on February 6, 2025, leaving her interest in the property per stirpes to Michael Lee, Carolyn, Lee, Patricia Lee-Ball, and Melvin Lee pursuant to the Affidavit of Heirship of record as Instrument No. 20250905-0070917, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record. This is improved property known as 409 Bennett Place, Nashville, TN 37207.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal

description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Remainder of page intentionally left blank. Signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7 day of August, 2025.

Grantor:

Michael Lee

Michael Lee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Michael Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of August, 2025.

Notary Public

My commission expires: 7-03-29

EDWARD C. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9 day of August, 2025.

Grantor:

Patricia Lee-Ball

Patricia Lee-Ball

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Patricia Lee-Ball, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of August, 2025.

Notary Public

My commission expires: 7-02-29

EDWARD C. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of JUNE, 2025.

Grantor:

Melvin Lee

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Melvin Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of JUNE, 2025.

Notary Public

My commission expires: 7-07-25

EDWARD C. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00 .

Carolyn Lee
AFFIANT - Carolyn Lee

Sworn to and subscribed before me, this 9 day of August, 2025.

Notary Public

My Commission Expires: 7-02-29

EDWARD C. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Brian Hurst, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on August 9, 2025.

Signature

September 10, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Brian Hurst, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

9/10/2025
Date

My Commission Expires: 12/17/2028

