This Form furnished by:
ATTORNEY HELEN SFIKAS ROGERS

FROM:
MICHAEL L. DAGLEY

TO:
JANET R. ABNEY, formerly
Janet R. Dagley

Karen Johnson Davidson County
Batch # 1328722 DEEDQC
10/01/2025 01:59:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078241

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Robert D. Abney, et al 725 Brownlee Drive Nashville, TN 37205	SAME	11508003500

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 25D-155.**

Janet Rosemary Abney
JANET ROSEMARY ABNEY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th, DAY OF September, 2025.

Chloe Horne
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2028.
(AFFIX SEAL)

CHLOE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

This Instrument Prepared By:

HELEN SFIKAS ROGERS, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

Husband and Wife hereby cease their joint tenancy of their thirty percent (30%) ownership interest as Joint Tenants with Rights or Survivorship and Husband shall transfer his ownership in and to 725 Brownlee Drive, Nashville, Davidson County, Tennessee; therefore, I, **MICHAEL L. DAGLEY**, do hereby quitclaim to **JANET ROSEMARY ABNEY**, all my marital interest, if any, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Being Lot No. 364, on the plan of West Meade Farms, Inc., Section "K", as of record in Book 2133, page 47, Register's Office for said County.

Said Lot No. 364 fronts 125 feet on the westerly side of Brownlee Drive and runs back between parallel lines 355 feet to a dead line.

Being the same property conveyed to Robert D. Abney and wife, Gisela M. Abney, Joint Tenants with Rights of Survivorship, as to a 70% interest and Michael L. Dagney and wife, Janet R. Dagley, Joint Tenants with Rights of Survivorship, as to a 30% interest; of record as instrument number 20080818-0084549, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utility purposes along the westerly line of premises, 80-foot building setback line from Brownlee Drive and conditions of owners certificate as shown on plan in Book 2133, page 47, Register's Office. The latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property, and to restrictive covenants contained in an instrument executed by West Meade Farms, Inc., dated May 28, 1953, filed May 29, 1953, and recorded in Book 2147, page 233, said Register's Office.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No.25D-155.

This is improved real property, known as: **725 Brownlee Drive, Nashville, TN 37205.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 29 day of September, 2025.

MICHAEL L. DAGLEY

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Chloe Horne, a Notary Public in and for said County and State, the within named, **MICHAEL L. DAGLEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 24th day of September, 2025.

Chloe Horne
NOTARY PUBLIC

My Commission Expires: 11/08/2028.
DATE

CHLOE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028