THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE

Karen Johnson Davidson County
Batch # 1332244 DEEDQC
10/09/2025 10 20 27 AM 2 pgs
Fees $12 00 Taxes $0 00

20251009-0080695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Jordan Hughner
Affiant

Subscribed and sworn to before me, this 2 day of October, 2025

Karen Valentine
Notary Public

My commission expires 7-22-29

KAREN K. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Neely Family Trust	**New Owner(s)**	**097020A08000CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Everett Scott Neely, unmarried person** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Neely Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 80, Phase One, Section One, Revision One, Villages at Riverwood, off record in Instrument No. 20080723-0075577 & Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Everett Scott Neely, an unmarried person, by Warranty Deed from Joseph A Wegenka, dated November 3, 2014, of record in Instrument No. 20141104-0101814, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 1436 Riverbrook Dr., Hermitage TN 37076.

WITNESS our hands this 2 day of October, 2025.

Everett Scott Neely

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Everett Scott Neely,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 2nd day of October, 2025.

Notary Public

My Commission Expires: 7-22-29

KAREN K VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY