Karen Johnson
Batch # 1333189
10/10/2025 02 08 48 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251010-0081235

THIS INSTRUMENT WAS PREPARED BY:
FRIZZELL & FRIZZELL, PLLC
DEBRAH K. FRIZZELL, ATTORNEY
131 Maple Row Blvd, Building C Suite 301
HENDERSONVILLE, TN 37075
Tel. (615) 824-7163 Fax (615) 826-4014

TERRY S. FRIZZELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ -0- .
Recording not subject to tax pursuant to ***T.C.A.§67-4-409(a)(3)(E)***.

AFFIANT

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

My Commission Expires: 5/19/2027

NOTARY PUBLIC

ADDRESS OF NEW OWNER	**SEND TAX BILL TO**	**MAP/GROUP/PARCEL/TAX ID#**
James Joseph Riley 112 Pana Drive. Hendersonville, TN 37075	New Owner	109-05-0D-073.00-CO

QUITCLAIM DEED

BE IT REMEMBERED, that for and in consideration of the dissolution of our marital affairs, pursuant to a Final Decree of Divorce, Docket #24DM-260, Chancery Court for Sumner County, Tennessee, I, **JAIME L. RILEY,** bargain and sell, and by this deed do quitclaim, transfer and convey, without warranty, unto **JAMES J. RILEY,** all of my interest, in certain real estate in Davidson County, Tennessee, more particularly described, as follows:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follow, to wit:

Land in Davidson County, Tennessee, being Unit No. 1617, in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record In instrument No. 20040628-0076712 and Supplementary Declarations of record in 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations

imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declaration appearing in Instrument No. 20041028-0129585 and amended in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James J. Riley, and Jaime L. Riley, husband and wife, from Brigit N. Richmond, married, by Warranty Deed, dated February 7, 2019, and recorded on February 8, 2019, Batch No. 193272, Instrument No. 20190208-0012130, in the Register's Office for Davidson County, Tennessee

This is improved property, known as 1617 Lincoya Bay Drive, Nashville, TN 37214.

The above description is the same as that in the previous deed.

The Grantor and Grantee herein acknowledge that this deed was prepared from information supplied by them and that the preparer of this deed has made no title search and makes no representation as to the status of the title of the property described herein, nor as to the accuracy of description, and is therefore not liable for the accuracy of such information.

I acknowledge receipt of all sums and things due me for this transfer.

In witness whereof, I have hereunto set my hand this 3rd day of Oct., 2025.

Jaime L. Riley
JAIME L. RIELY

DEBORAH E. FRIZZELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Sumner

On this 3rd day of Oct., 2025, before me personally appeared **JAIME L. RILEY** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the deed as her free act and deed.

Deborah Frizzell
Notary Public

My commission expires: 7/20/27