ACCT#: 062122882D

Prepared By:

Karen Johnson Davidson County
Batch # 1333434 DEEDQC
10/13/2025 01:55:38 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20251013-0081566

Sandra J. Harris Davis

After Recording Return To:

612 Ries Ave.

Nashville, Tennessee 37209

Acct # 002122882O

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 12, 2025 THE GRANTOR(S),

Sandra J. Harris Davis ("Grantor"), a single person, of 612 Ries Ave, Nashville, Davidson County, Tennessee 37209

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Sandra J. Harris Davis, ("Grantee") a single person, residing at 612 Ries Ave, Nashville, Davidson County, Tennessee 37209

the following described real estate, situated in Nashville, Tennessee 37209, in the County of Davidson, State of Tennessee

The legal description is:

Being Lot 11 on the plan of Final Plot of Sylvan Heights Phase One, of record in Book 6900, page 663, and amended in Book 6900, page 676, Register's Office for said County, to which plan reference is hereby made for a more complete description.

#00212288Z

Being the same property conveyed to Debra Leighann Wray by deed from Paul Wray, dated February 28, 1996, of record in Book 9961, page 146, Register's Office for Davidson County, Tennessee.

Also being the same property referred to in Affidavit dated August 3, 2022, of record in Book 20230804-0088833

Improved property commonly known as 104 Solway Ct, Nashville, Tennessee 37209.

The description here is the same as that contained in the prior instrument.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Also, the same property is referenced in the March 18, 2008 Affidavit of Heirship-Intestate only of record in instrument # 200811220-0114302.

Prior instrument reference: Book 20220804-, Page 0088833.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This land transfer deed exemption is because this deed merely expresses and clarifies the Co-tenancy with Right of Survivorship relationship/agreement that was established on March 18, 2008, preceeded by an an Affidavit of Heirship on March 17, 2008. The cotenancy agreement had to involve the criteria of beginning on the same date, which meant that my sister had to undo her fraud of putting the house also in her name, after which our mother died. Therefore, her mortgage company advised that she needed to start the mortgage all over again with a refinance, take out all of the small amount that she qualified to takeout, give to me as 'good faith' money since I would be agreeing to forfeit my due share if I died first. Therefore, my sister, Villette Harris also decided to give up a tiny lot in Georgia, that was the only remaining remnant left of our mother's real estate which my sister claimed was all sold for taxes, but did not inform me of same so that I

#002122820

might have been able to save our mother's houses, or at least gotten my share out of them. I accepted the agreement and my sister's mortgage company refused to trust her to give it to me in case she might somehow end up taking it for herself. Therefore, they wrote on the check and mailed it directly to me signature requested, to insure I received it and was able to cash it. A copy of that 'good-faith' check is also filed with this agreement.

Tax Parcel Number: 091-05-A 011.00 CO

Mail Tax Statements To:

Sandra j. Harris Davis

612 Ries Ave.

Nashville, Tennessee 37209

[SIGNATURE PAGE FOLLOWS]

#002122882

Grantor Signatures:

DATED: September 17, 2025

Sandra J. Harris Davis

Sandra J. Harris Davis

612 Ries Ave

Nashville, Tennessee, 37209

002128820

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 17th day of September, 2025, before me personally appeared Sandra J. Harris Davis, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

Notary Public

Title (and Rank)

ELIZABETH IBARRA
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My commission expires 12/21/2027

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

Affiant

Affiant's Name: SANDRA J. HARRIS DAVIS

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Sandra J. Harris Raines
Affiant

Subscribed and sworn before me, this 13 day of October, 2025.

Joseph Raney
Notary

JOSEPH RANEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY