Karen Johnson Davidson County
Batch # 1334859 DEEDQC
10/16/2025 01:35:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251016-0082468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Pauletta H. Janaway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE PAULETTA H. JANAWAY REVOCABLE LIVING TRUST	**SAME**	**155-10A-85**
(NAME) **108 Sequoyah Lane**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Pauletta H. Janaway, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Pauletta H. Janaway, Trustee of THE PAULETTA H. JANAWAY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE PAULETTA H. JANAWAY REVOCABLE LIVING TRUST, Dated October 7, 2025,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the plan of McCrory Trace Estates, of record in Book 6900, page 720 thru 723 as amended in Book 7825, page 429, Register's Office for said County.

SAID Lot No. 20 fronts 85.00 feet on the southwesterly margin of Sequoyah Lane and extends back between parallel lines 100.00 feet to a dead line in the rear.

BEING the same property conveyed to James C. Trower and wife, Jennifer A. Trower by deed from Construction Associates, Inc. of record in Book 9499, page 811, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gordon W. Janaway and spouse, Pauletta H. Janaway, from James C. Trower and spouse, Jennifer A. Trower, by Warranty Deed dated September 9, 1995, of record in Book 9828, Page 82, Register's Office for Davidson County, Tennessee.

The said Gordon W. Janaway having died on January 23, 2014, leaving Pauletta H. Janaway widowed and as sole tenant, in fee simple.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan. The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book

7241, Page 597 as amended in Book 7576, page 831 and Book 7576, page 846, said Register's Office, and to the matters set forth in the referenced Plan of record.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **108 Sequoyah Lane, Nashville, TN 37221.**

Witness our hands, this the 7th day of October, 2025.

X Pauletta H Janaway
Pauletta H. Janaway

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pauletta H. Janaway,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 7th day of October, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026