Karen Johnson Davidson County
Batch# 1336075 DEEDQC
10/20/2025 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251020-0083454

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20TH day of September, 2025.

(Affix Seal) Notary Public

My Commission Expires: Jan 31st 2026

MELANIE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lonie Ray Petty, JR., Lori Sullivan, Kevin Petty, & Jason Sullivan 3107 Louise Drive, Nashville, TN 37211	NEW OWNER	Map/Parcel 133 01 0 043.00

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lonnie Ray Petty, JR,** unmarried, **and Lori Sullivan,** unmarried, hereinafter called the "Grantors", do hereby convey, devise, grant and quitclaim in equal shares unto **Lonnie Ray Petty, JR.**, unmarried, **Lori Sullivan,** unmarried, **Kevin Petty,** unmarried, **Jason Sullivan,** unmarried, **as Joint Tenants with Rights of Survivorship,** hereinafter called the "Grantees", their heirs, and assigns forever, any and all of Grantor's right, title and interest in and to the following described real property being a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No.61 on the Plan. of H. G. McNabb Subdivision of record in Book 1130 Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed One-Half (1/2) undivided interest to Lori Sullivan, by deed from Lonnie Ray Petty, JR., dated July 20, 2008, of record in Instrument No. 20080804-0079610, Register's Office for Davidson County, Tennessee and, being the same property conveyed to Lonnie Ray Petty, Jr. by deed from Dalton F. Patterson and wife, Irene Q. Patterson of record in Book 9836, Page 705, Register's Office of Davidson County, Tennessee.

This is improved property known as 3107 Louise Drive, Nashville, TN 37211.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 29TH day of September, 2025.

Lonnie Ray Petty JR
Lonnie Ray Petty, JR.

Lori Sullivan
Lori Sullivan

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MELANIE EDWARDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lonnie Ray Petty, JR., and Lori Sullivan** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29TH day of September 2025.

Melanie Edwards
Notary Signature
My commission expires: Jan 31st 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/20/25.

Date

Affiant Signature

10/20/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of October, 25.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029