Karen Johnson Davidson County
Batch # 1338160 DEEDQC
10/24/2025 10 23 36 AM 3 pgs
Fees $17 00 Taxes $0 00
20251024-0084697

THIS INSTRUMENT PREPARED BY:

MICHAEL HOLLINS
315 Deaderick Street
Suite 1550
Nashville, Tennessee 37238
(615) 616-6677

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 18th day of June, 2025.

Notary Public

My Commission Expires: 7/6/2026

MELANIE MCKOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos
De'Mario Sweatt and Donovias Sweatt, Jr. 1043 Petway Avenue Nashville, TN 37206	SAME-	083 01 024 700

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **De'Mario Sweatt**, Administrator of the Estate of Donovias T. Sweatt, Sr , deceased (the "decedent"), who died on January 28, 2024, in connection with the distribution of the estate of the decedent pursuant to the Petition to Open Intestate Estate that was duly filed on October 22, 2024 and recorded under Docket No. 24P-2154 in the Seventh Circuit Court Clerk's Office (Probate Division), hereby releases, remises and

quitclaims unto **De'Mario Sweatt and Donovias T. Sweatt, Jr., tenants in common,** all of the right, title and interest of the decedent and the decedent's estate in and to a certain interest in real estate more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this 18 day of June, 2025

Demario Sweatt
De'Mario Sweatt, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, De'Mario Sweatt, Administrator, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 18th day of June, 2025.

Notary Public My Commission Expires: 7/6/2026

MELANIE MCKOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee being Lot 9 on the Plan of Petways Subdivision of Lot No. 7, Hobsons Subdivision, as of record in Plan Book 2, Page 42, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donovias T. Sweatt, Sr and wife, Barbara A Sweatt, by deed from Robert J Casey and wife, Dustine M Denming, of record in Book 6923, page 401, Register's Office for Davidson County, Tennessee.

This is improved property known as 1043 Petway Avenue, Nashville, Tennessee 37206.