Karen Johnson Davidson County
Batch# 1342782 DEEDQC
11/07/2025 11:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251107-0088887

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Morris E. Ayers

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2025.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0490

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Morris E. Ayers and wife, Jessica C. Ayers	NEW OWNER	Map: 017-00-0-169.00
(NAME) 2848 Lower Walkers Creek Road	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

WILLIAM E. AYERS, AKA WILLIAM F. AYERS, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

MORRIS E. AYERS AND WIFE, JESSICA C. AYERS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

A tract of land fronting on the southerly side of Lower Walker's Creek Road and more particularly described according to a survey by Rocky L. Montoya, Registered Land Surveyor No. 697, November 8, 1980, as follows:

BEGINNING at a point in the southerly margin of Lower Walker's Creek Road and common corner with the five (5) acre tract of the Ayers' property; thence S. 32 degrees 12' 8" E. 97.26 feet to a Sycamore tree; thence S. 6 degrees 15' 33" W. 30.41 feet to a Double Hackberry tree; thence S. 44 degrees 14' 44" W. 174.33 feet to a point; thence N. 37 degrees 29' 27" W. 115.95 feet to the margin of Lower Walker's Creek Road, thence following the margin of Lower Walker's Road on a circle with a radius of 764.07 feet and on a call of N. 44 degrees 39' 39" E. 204.43 feet to the point of beginning, and containing .50 acres, more or less.

Being the same property conveyed to William E. Ayers and wife, Sue Batson Ayers, by deed from William Guthrie, Annabel Guthrie Hudgins and Dawn Guthrie Brooks, of record in Book 7629, Page 565, dated August 4, 1988, Register's Office for said County. The said Sue Batson Ayers died September 2, 2015, and title vested in William E. Ayers as surviving tenant by the entirety.

William E. Ayers and William F. Ayers being one and the same person.

This is improved property, known as 2878 Lower Walkers Creek Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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.

Witness my hand this 7th day of November, 2025.

William E. Ayers

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 William E. Ayers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 November 7, 2025.

(AFFIANT) – Anita Lester

November 7, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me November 7, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY