Karen Johnson
Batch # 1343169
11/10/2025 09 13 21 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251110-0089215

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That LaJoy Nicole James-Eleeh, a married woman, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, does hereby release, quitclaim and convey unto DelMarsh, LLC, a Tennessee limited liability company, (herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Antioch, State of Tennessee, to wit

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit

Being Unit No 55, on the Plan of Phase Three, Clairmont, as shown by plat appearing of record in Book 6200, page 393 and revised in Book 6050, page 410, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

BEING the same property conveyed to LaJoy Nicole James-Eleeh, a married woman, from Dennis Lamont Lewis, Jr , an unmarried man, by Warranty Deed on October 1st, 2021, and recorded on October 8th, 2021, Instrument No 20211008-0135553, Register's Office, Davidson County, Tennessee

This is improved property, known as 412 Claircrest Drive, Antioch, TN 37013

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

IN TESTIMONY THEREOF I have executed this instrument this 6th day of November, 2025

Grantor:

X LaJoy Nicole James-Eleeh
LaJoy Nicole James-Eleeh

Address of New Owner	Send Tax Bills to	Map and Parcel
DelMarsh, LLC 5138 Mountainbrook Circle Hermitage, TN 37076-1484	DelMarsh, LLC 5138 Mountainbrook Circle Hermitage, TN 37076-1484	**162010B05500CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared LaJoy Nicole James-Eleeh to me known to be the persons described in and who executed the foregoing, and acknowledged that **she** executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 6th day of November, 2025

Notary Public

ERIC FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-26-2027

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name DelMarsh, LLC
Address 5138 Mountainbrook Circle, Hermitage, TN 37076-1484

Grantee:

DelMarsh, LLC, a Tennessee Limited Liability Company

By LaJoy Nicole James-Eleeh, Chief Manager

ERIC FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-26-2027

Subscribed and sworn to before me this 6th day of November, 2025

Notary Public