Karen Johnson Davidson County
Batch # 1343464 DEEDQC
11/12/2025 08 49 00 AM 3 pgs
Fees $17 00 Taxes $0 00
20251112-0089774

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Tonya C. Scott 3221 New Towne Road Antioch, Tennessee 37013	Same	150-07-0-078.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRANK H. REED, JR., an unmarried person, and a resident of the State of Tennessee ("Grantor"), by these presents, transfers, and conveys unto TONYA C. SCOTT, an unmarried person, and a resident of the State of Tennessee ("Grantee"), her heirs, successors and assigns, his rights, title, and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 3221 New Towne Road, Antioch, Tennessee, 37013. Grantor's rights, title, and interests in and to the Subject Property is conveyed to Grantee, her heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers his respective interest in and to the Subject Property to Grantee on an "as-is, where-is" basis.

Notwithstanding this transfer, Grantor retains his rights and interests in and to the Property afforded under that certain Final Decree, Marital Dissolution Agreement, Paragraph 8, copy of which is of record as Instrument No. 20251017-0082677, Register's Office for Davidson County, Tennessee.

<Signatures and notary acknowledgments appear on the following pages>

IN WITNESS WHEREOF, Grantor has hereunto set his signature to be effective as of October 21, 2025.

GRANTOR:

Frank H. Reed Jr.
FRANK H. REED, JR.

STATE OF TENNESSEE)

COUNTY OF Shelby)

Before me, DWAyne Hazzle, a Notary Public of said County and State, personally appeared FRANK H. REED, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Memphis, Tennessee, this 23 day of October, 2025.

Notary Public

My Commission Expires: 07/01/25

DWAYNE HAZZLE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-01-2029 SHELBY COUNTY

STATE OF TENNESSEE)

COUNTY OF Sumner)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i)(a), no transfer tax is due for the recording of this instrument.

AFFIANT

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-20-2028

Sworn to and subscribed before me, this 10th day of ~~October~~ November, 2025. AH

Notary Public

My Commission Expires: 6/20/2028

EXHIBIT A

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Plan of Towne Village of the Country, Section One, of record in Plat Book 5200, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to FRANK H. REED, JR. AND TONYA C. SCOTT, UNMARRIED PERSONS, by deed from RODNEY J. PETTINATO AND WIFE, TRESSA S. PETTINATO, of record in Book 8699, page 248, dated August 7, 1992, said Register's Office.

FRANK H. REED, JR. AND TONYA C. SCOTT have since married and subsequently been divorced by Final Decree, dated May 5, 1999, of record in Docket No. 98D-280, in the Fourth Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20251017-0082677, said Register's Office. TONYA C. SCOTT is one and the same as TONYA C. REED.