This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1348944 DEEDQC
11/20/2025 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251120-0092865

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
MV Trust 1009 Battlefield Dr. Nashville, TN 37204	Same	118-09-0-001.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Molly Vice, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Molly Vice, as Trustee of the MV Trust, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Map showing the Subdivision of Lots Nos. 1 and 2 of Block 10, and Lots 1 and 2 of Block 1 on the Plan of Noelton, not of record, and described according to a copy of a survey thereof made in August 1938, by W. B. Southgate, Surveyor, as follows:
>
> Beginning at a point in the southerly margin of Battlefield Drive 464 feet west of the westerly margin of 10th Avenue South, being the common corner of Lots Nos. 6 and 7; thence with the line between said lots southerly 201.9 feet to a point; thence easterly 75 feet to a point, the common corner of Lots Nos. 5 and 6; thence with the line between said lots northerly 202.1 feet to the southerly margin of Battlefield Drive; thence with the margin of the same westerly 75 feet to the point of beginning.
>
> Being the same property conveyed to Molly Vice, Heir-at-Law, from James Reynolds, Affiant, by Affidavit of Heirship of record in Instrument No. 20250616-0046645, May 14, 2025, and recorded June 16, 2025, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

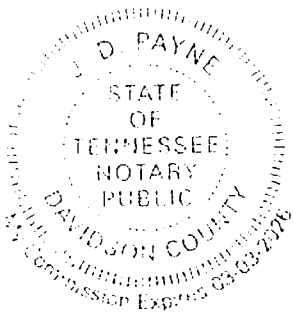
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 20th day of November, 2025.

Affiant _____

Notary Public _____ My Commission Expires:



This is improved property known as 1009 Battlefield Dr., Nashville, TN 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 20th day of November, 2025.

_____
Molly Vice, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Molly Vice, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of November, 2025.

_____ My Commission Expires:
Notary Public



Certificate of Authenticity

I, R. Whitney Boyd, 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 20, 2025.

Date: 11/20/2025

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on November 20, 2025.

Notary Public: Brandon Boyd

My Commission Expires:

BRANDON BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 07, 2027