AFTER RECORDING RETURN TO:
Courtney A. Davis
63 Maury Street
Nashville, TN 37210
File No. 75369625

This document prepared by:
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Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1351990 DEEDQC
12/01/2025 03:02:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251201-0095220

Tax ID No.: 093 16 0 137.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 17 day of Nov, 2025, by and between **Courtney A. Davis, an unmarried woman,** and **Patrick James, an unmarried man, as joint tenants with right of survivorship,** residing at 63 Maury Street, Nashville, TN 37210, hereinafter referred to as Grantor(s) and **Courtney A. Davis, an unmarried woman,** residing at 63 Maury Street, Nashville, TN 37210, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 63 Maury Street, Nashville, TN 37210

Being the same property conveyed to the Grantor(s) in a Deed recorded on February 04, 2025 under Instrument No. 20250204-0008390 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Courtney A. Davis

Courtney A. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Courtney A. Davis** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co., TN, this 17 day of Nov, 20 25.

Notary Public

My Commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Patrick James

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Patrick James** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co, TN, this 17 day of Nov, 20 25.

Notary Public

My Commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Courtney A Davis
Affiant

Print Name: COURTNEY A DAVIS

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 17 day of Nov, 20 25

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Name and address for person(s) responsible for taxes:

Courtney A. Davis
63 Maury Street
Nashville, TN 37210

Name and address of property owner:

Courtney A. Davis
63 Maury Street
Nashville, TN 37210

Tennessee Certification of Electronic Document

I, Sam Rider , 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 11/17/2025 (date of document).

Affiant Signature

Nov 19, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 19 day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF MICHIGAN NOTARY PUBLIC

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne

202512010095220

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 093 16 0 137.00

Land situated in the County of Davidson in the State of TN

BEING LOT NO 167 ON THE MAP OF MAURY AND CLAIBORNE'S ADDITION, AS RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 63 Maury St, Nashville, TN 37210-2719

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Courtney A. Davis, an unmarried woman and Patrick James, an unmarried man, as joint tenants with right of survivorship, by deed dated January 30, 2025 of record in Deed Instrument/Case No. 20250204-0008390, in the County Clerk's Office.