Name and Address of New Owner:
Melissa Warrick Davis
Steven Ray Davis
3149 Stafford Dr
Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1352965 DEEDQC
12/03/2025 07:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0095629

Map & Parcel No: 08507002700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melissa Warrick Davis and Steven Ray Davis, wife and husband,** "the Grantor," convey and quitclaim unto **Melissa Warrick Davis and Steven Ray Davis, wife and husband and James Warrick,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot 183 on the Plan of Stanford County Club Estates, Section 4, of record in Plat Book 2900, Pages 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Warrick Davis and husband Steven Ray Davis by Quitclaim Deed from Melissa Warrick Davis f/k/a Melissa Ann Warrick dated November 21, 2014 of record in Instrument No. 20141210-0113016, Register's Office for Davidson County, Tennessee.

Improved property known as: 3149 Stafford Drive, Nashville, TN 37214

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24th day of November, 2025.

Melissa Warrick Davis (SEAL)

Steven Ray Davis (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2025, before me personally appeared Melissa Warrick Davis and Steven Ray Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of November, 2025.

Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of November, 2025.

Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 11/24/25 (date of document).

Affiant Signature

12/01/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2025.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL