Name and Address of New Owner:
James Ross Finney
4905 Pebble Creek Dr.
Antioch, TN 37013
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1355097 DEEDQC
12/08/2025 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251208-0097026

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

Map & Parcel No: 13316190

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, **Richard G. Finney, unmarried,** "the Grantor," convey and quitclaim unto **James Ross Finney,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 45 on the Plan of Welch Meadows, as of record in Book 3700, page 60, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Richard G. Finney and wife, Rosanne M. Finney by Warranty deed from James D. Carter and wife, Helen J. Carter dated 6/21/1972 and filed of record in Book 4621, page 444, in the Register's Office for Davidson County, Tennessee. Rosanne M. Finney died on July 26, 2017.

Improved property known as: 4871 Shasta Drive, Nashville, TN 37211

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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 16th day of August, 2024.

By POA (SEAL)
Richard G. Finney
By: James Ross Finney, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2025, before me personally appeared James Ross Finney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard G. Finney pursuant to a Durable Power of Attorney and filed of record in Instrument No. ** , in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Richard G. Finney, as his attorney in fact

** 202512080097025

Witness my hand, at office, this 5th 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

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 $0.00, 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 5th day of December, 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 12/5/25 (date of document).

Affiant Signature

12/5/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2025.

Notary Signature

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

NOTARY'S SEAL

MY COMMISSION EXPIRES: 3/22/26