ADDRESS NEW OWNER:
J. Patrick McKennon
5404 Sassafrass Pl.
Brentwood, TN 37027

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
145-14.0 038.00

Karen Johnson Davidson County
Batch# 1356562 DEEDQC
12/11/2025 07:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098365

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM P. DUTTON, does remise, release and quitclaim unto J. PATRICK MCKENNON, all of his right, title and interest, consisting of a one third (1/3) undivided interest as Tenant in Common, in and to the following described land in Davidson County, Tennessee, to wit:

Beginning at an iron pin in the northeast corner of the 22.39 acre tract of land conveyed to James M. Edwards and wife, Nancy Coleman Edwards by Warranty Deed from H & S Development Company, Inc., of record in Book 5041, page 294, in the Register's Office for Davidson County, Tennessee, N 42 degrees 09' 47" W 66.03 feet to a point; N 50 degrees 56' W 52.13 feet to a point; N 22 degrees 37' E 375.80 feet to a point in the southern right-of-way S 67 degrees 23' E 50.0 feet to a point; thence S 22 degrees 37' W 270.00 feet to a point; thence S 0 degrees 27' W 159.5 feet to the point of beginning. Said easement is of record in Tyne Valley Estates, Section 10, Book 3700, page 136, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William P. Dutton, Albert B. Reynolds, Jr. and Jeffry M. Beeler, by Quitclaim Deed from James M. Edwards, married, of record as Instrument No. 20170707-0068195, Register's Office for Davidson County, Tennessee.

This is unimproved property is known as: 0 Jefferson Davis Court, Brentwood, TN 37027.

WITNESS my hand this the 9th day of December, 2025.

William P. Dutton
WILLIAM P. DUTTON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM P. DUTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 9th day of ~~July~~ December, 2025.

pfs

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 9th DAY OF December, 2025.

NOTARY PUBLIC

My Commission Expires:
3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

Tennessee Certification of Electronic Document

I, Paul Soper, 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 12/9/25 (date of document).

Affiant Signature

12/10/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.