Prepared by:
Verzell Perkins Coe Young
Address:
1556 N. 24th Court
Riviera Beach, FL 33404

QUIT CLAIM DEED
for the State of Tennessee

Karen Johnson
Batch # 1358430
12/15/2025 04:09:03 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251215-0099697

Address New Owner As Follows:

LATOYA SHERRON BYRD
112 Alice Avenue
LaVergne, TN 37086

Send Tax Bill to:

SAME

Map-Parcel Numbers

69-11
62

KNOW ALL MEN BY THESE PRESENTS, that LARRICE BYRD, for and in consideration of $0.00, does hereby release, remise, quitclaim and convey unto LATOYA SHERRON BYRD, a single woman, all of his right, title and interest in and to Property located at 3829 Hydes Ferry Road, Nashville, TN 37218, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 and the southerly 22 feet of Lot No. 7, As of record in Book 5299, Page 82-83, Register's Office for Davidson County, Tennessee, as follows:

On an unrecorded plan of the division and into lots of the Moses W. Brown farm, made by George W. Watkins, surveyor, October 19, 1949, and revised January 27, 1950.

Being the same property conveyed to Larrice Byrd, a single man, by deed from Marilyn S. Crinel, Unmarried, of record in Book 5299 Pages 82-83, Register's office for said county.

This Instrument Was Prepared Based On Information Presented By The Parties And Without The Benefit Of Title Search Or Survey

IN TESTIMONY WHEREOF I have hereunto set my hand this 12th **day of** November, **20** 25.

Larrice Byrd Sr

Grantor: Larrice Byrd

STATE OF: Tennessee

COUNTY OF: Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared LARRICE BYRD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 12th day of November 20 25.

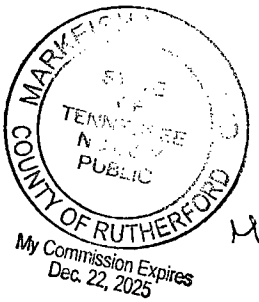


Notary Public

My commission expires: 12/22/2025

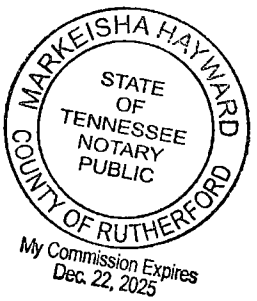
I hereby swear or affirm that to the best of affiant's, information, and belief, the actual consideration for this transfer is $0.00.

Affiant: Larrice Byrd



My commission expires on 12/22/25

Subscribed and sworn before me this the 12th day of November, 2025.



My commission expires on 12/22/25