Karen Johnson
Batch # 1359953
12/19/2025 09:29:56 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251219-0100868

This Instrument Prepared by:

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: NUMBERS:	SEND TAX BILLS TO:	MAP & PARCEL
The Parris Tennessee Community Property Trust 8262 Linton Lane Nashville, TN 37221-9718	The Parris Tennessee Community Property Trust 8262 Linton Lane Nashville, TN 37221-9718	142-10-0; 052.00

QUITCLAIM DEED

For and in good consideration, the receipt of which is hereby acknowledged, we, James R. Parris and Susan K. Parris, husband and wife, (hereinafter referred to as "Grantors"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto The Parris Tennessee Community Property Trust, James Ritchie Parris and Susan Kinnie Parris, Trustees, (the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee:

Tract III: Being Lot No. 8 on the Plan of Harpeth Estates, Section II, as of record in Book 4175, Page 23, Register's Office for said County.

Said Lot No. 8 fronts 45 feet on the southerly side of James Milton Court and extends back 124.2 feet on the easterly line and 157.7 feet on the westerly line to a dead line measuring 170.10 feet thereon.

Being part of the same property conveyed to Robert M. Turner by Quitclaim Deed from Mary Frances Turner, of record in Book 10190, Page 907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Parris and Susan K. Parris, husband and wife, by Warranty Deed from Robert M. Turner, dated October 28, 2005, and of record in Instrument Number 20051102-0132301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 4175, Page 23, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4249, Page 17, Register's Office for said County.

3. Joint Driveway Easement of record in Book 6142, Page 152, said register's Office.

This is improved property commonly known as 109 James Milton Court, Nashville, Tennessee 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10 day of December, 2025.

James R. Parris

Susan K. Parris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrew Adams, a Notary Public in and for said county and state, the within named James R. Parris, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 3/8/28

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrew Adams, a Notary Public in and for said county and state, the within named Susan K. Parris, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of December, 2025.

NOTARY PUBLIC

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ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this the 10, day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 3/8/28

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON