Karen Johnson Davidson County
Batch # 1360487 DEEDQC
12/22/2025 10:54:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101368

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2424

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel
Pickney Real Estate, LLC 1012 Mystic Streams Drive Mt. Juliet, TN 37122-5042	Pickney Real Estate, LLC 1012 Mystic Streams Drive Mt. Juliet, TN 37122-5042	093 15 0 134 00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Teresa V. Pickney**, by these presents does hereby quitclaim and convey unto **Pickney Real Estate, LLC**, a Tennessee limited liability company, its successors and assigns, all of her right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

BEING A RESUBDIVISION OF LOTS 12 AND 13 OF JAMES P. CLARK'S SUBDIVISION OF CERTAIN LOTS IN THE BARROW GROVE ADDITION AS OF RECORD IN PLAN BOOK 1, PAGE 98, CHANCERY COURT AT NASHVILLE, TENNESSEE. SAID RESUBDIVISION BEING OF RECORD IN BOOK 4715, PAGE 124, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH RESUBDIVISION REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed unto Michael A. Pickney by Tennessee Warranty Deed of Paul A. Pickney, dated January 1, 1999, recorded in Book 11333, Page 403, Register's Office for Davidson County, Tennessee. Michael A. Pickney died on February 1, 2001, and this property was conveyed unto Teresa V. Pickney by Personal Representative's Quitclaim Deed, dated July 31,

2025, recorded as instrument number 20250731-0060875, Register's Office for Davidson County, Tennessee.

This is the improved property known as 933 Rep John Lewis Way S Nashville, TN 37203.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 18th day of December, 2025

Teresa V. Pickney

Teresa V. Pickney

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Nidhi Patel, a Notary Public in and for said State and County, **Teresa V. Pickney**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of December, 2025.

Notary Public

NIDHI PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

My Commission Expires: 07-02-2029

4797.00.01

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STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm 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.

Teresa V. Pickney

Teresa V. Pickney
Affiant

Subscribed and sworn to before me this the 18 day of December, 2025.

NIDHI PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Notary Public

My Commission Expires: 07-02-2029

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