THIS INSTRUMENT PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES BY:
Wayne Sutter, ATTORNEY 205 Barley Mill Road Old Hickory, TN 37138

ADDRESS NEW OWNER:
Vera Ann Baldwin
435 Anderson Hollow Road
Auburntown, TN 37016

MORTGAGEE
None

THIS INSTRUMENT PREPARED BASED OPON INFORMATION FURNISHED BY THE PARTIES. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

SEND TAX BILLS:
Vera Ann Davis Baldwin
435 Anderson Hollow Road
Auburntown, TN 37016

MAP-PARCEL:
Map 096-10-0
Parcel 137.000

Karen Johnson Davidson County
Batch # 1369951 DEEDQC
01/15/2026 11:53:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260115-0003784

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, Vera Ann Baldwin, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, Lucy Kay Davis hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto Vera Ann Baldwin, hereinafter called the Grantee, Lucy Kay Davis, heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property listed as:

2930 Emery Drive. Nashville TN. 37214 being the same land in Davidson county Tennessee being lot number 330 on the plan of Cloverhill subdivision section V as of record in book 2133 page 88 registers office for said county.

Said lot number 330 fronts 73 ft on the Northerly margin of Emery drive and extends back between lines. 172.9 ft. On the Westerly line and 161.1 ft on the easterly line to a deadline in the rear measuring 64 ft thereon

Being the same real property previously conveyed and vesting joint tenancy with rights of survivorship to Lucy Kay Davis and Vera Ann Davis pursuant to Quitclaim Deed dated May 28, 2002. The said Vera Ann Davis then being Vera Ann Baldwin.

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

IN WITNESS WHEREOF, I have hereunto set my/our hand(s) this the 15th day of January 2026.

Lucy Kay Davis

Vera Ann Baldwin

STATE OF TENNESSEE)
COUNTY OF Nashville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Kay Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Lucy Kay Davis and Vera Ann Baldwin, executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15TH day of January 2026.

NOTARY PUBLIC

My Commission Expires: July 6, 2026

TERESA WEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TELLER #1604 WILSON BANK & TRUST CO. JAN 15 2026 064103529 BRANCH #0016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is NONE .

AFFIANT

Subscribed and sworn before me
this 15TH day of January, 2026.

NOTARY PUBLIC

My Commission Expires: July 6, 2026

TERESA WEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TELLER #1604 WILSON BANK & TRUST CO. JAN 15 2026 064103529 BRANCH #0016