Prepared by:
**Margaret Brady, Attorney**
106 Frey Street
Ashland City, TN 37015

STATE OF TENNESSEE
COUNTY OF CHEATHAM
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 16 day of January, 2026

Notary Public
My Commission Expires: 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson
Batch # 1370888
01/16/2026 12:03:52 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20260116-0004094

**Address of New Owner:**
Jennifer Rose Gann
Timothy Ryan Gann
4283 Pecan Valley Road
Nashville, TN 37218

**Send Tax Bills to:**
Same as new owner

**Tax Information:**
Map/Parcel: 05600002900

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **JENNIFER GANN, married** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey, unto the said **TIMOTHY RYAN GANN, AND JENNIFER GANN, married to each other, as joint tenants with right of survivorship,** (the "Grantees"), all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, and described as follows

BEGINNING on the Northerly margin of Back Creek Road at a point 1144 feet west from the Southwest corner of the land of Charles Lee Poddock et ux, of record in Book 1734, page 334, said Register's Office, thence leaving said Back Creek Road running Northerly and with the private road leading into Robert Randall, Pecan place or establishment a distance of 240 feet from the North margin of said Back Creek Road, thence Easterly and parallel with said Back Creek Road 243 feet to a concrete marker, thence Northerly 60 feet to a dead line, thence with said dead line 80 feet East to a concrete marker and being the Northeast corner of the tract being described, thence with said Easterly line and Southerly 330 feet to a marker and being on the Northerly margin of said Back Creek Road, thence with the same and Westerly 190 feet to the place of beginning, being 1 3/4 acres more or less, and being a part of the same land conveyed to H. L Randall et ux, by deed of record in Book 1055, page 165, said Register's Office

Being the same property conveyed to Jennifer Gann, by Quitclaim Deed from Shirley Ann Herrman, Jennifer Gann F/K/A Jennifer Rose Herrman, Amanda Beth Smith F/K/A Amanda Beth Herrman of record in Instrument No. 20250304-0016075, Register's Office for Davidson County, Tennessee, dated August 4, 2023 and recorded on March 4, 2025.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as 4283 Pecan Valley Road, Nashville, Tennessee 37218

WITNESS our hands this 16 day of January, 2026.

Jennifer Gann

Jennifer Gann

STATE OF TENNESSEE )
COUNTY OF CHEATHAM )

On this 16 day of January, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer Gann with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 16 day of January, 2026.

Margaret Brady

Notary Public My commission expires: 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM