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

*****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*****

Karen Johnson
Batch # 1372783
01/23/2026 08:39:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260123-0005626

MARGARET BRADY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 on 4/17/25

Notary Public
My Commission Expires: 9/19/26

Address of New Owner:
Leroy Alan Davis, Joshua Davis, and Delaney Davis
4721 Volunteer Drive
Nashville, TN 37013

Send Tax Bills to:
Same as new owner

Tax Information:
Map/Parcel:
2 DU-68691
149-5-115

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 **LEROY ALAN DAVIS** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto the said **LEROY ALAN DAVIS (widowed), DELANEY DAVIS (unmarried), AND JOSHUA DAVIS (unmarried), as tenants in common with the right of survivorship** (the "Grantees"), all of his right, title and interest in and to that certain land in Cheatham County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the plan of Section Two, Terragon Trails, of record in Book 5050, page 9, Register's Office for said County.

Said Lot No. 99 fronts 66.67 feet on the northwesterly margin of Volunteer Drive and extends back between parallel line 120.0 feet to a dead line.

The property herein conveyed is subject to restrictive covenants of record in Book 5084, page 842, said Register's Office, and to the matters set forth in the above referenced plan of record.

Being the same property conveyed to Leroy Alan Davis and wife, Renesa Jane Davis from Cynthia Dennis Jones and husband Wayne Jones on July 31, 1981, by deed of record in Book 5777, Page 678 in the Register's Office for Davidson County, Tennessee.

Renesa Jane Davis has since died with a date of death of August 10, 2024. At the time of her death she was married to Leroy Alan Davis and had six children, as evidenced by an Affidavit of Heirship of record at Instrument No. 20260123005625, Register's Office for Davidson County, Tennessee.

This is improved property known as 4721 Volunteer Drive, Antioch, Tennessee, 37013.

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.

WITNESS our hands this 17th day of April, 2025.

Leroy Alan Davis

Leroy Alan Davis

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 17th day of April, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leroy Alan Davis with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 17th day of April, 2025.

Notary Public

My commission expires: 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM