Karen Johnson Davidson County
Batch# 1378601 DEEDQC
02/10/2026 09:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260210-0009980

Davidson County, Tennessee

TENNESSEE QUITCLAIM DEED
TITLE NOT EXAMINED

OWNER/RESPONSIBLE TAXPAYER:	THIS INSTRUMENT PREPARED BY:	Parcel ID:
Nell F. Conner 603 South 14th Street Nashville, TN 37206	Johannesmeyer & Sawyer, PLLC, 1184 Springmaid Ave., Suite 201, Fort Mill, SC 29708	94-01 / 227

Mail/Box to: Johannesmeyer & Sawyer, PLLC, 1184 Springmaid Ave., Suite 201, Fort Mill, SC 29708

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into as of the 21st day of January, 2026, by Tina Kay Conner**,** (hereinafter "Grantor"), and, Nell F. Conner**,** (hereinafter "Grantee").

THIS DEED made on 21 January, 2026, by and between

GRANTOR	GRANTEE
Tina Kay Conner, Grantor	Nell F. Conner, Grantee ADDRESS: 603 SOUTH 14TH STREET NASHVILLE, TN 37206

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration of Ten Dollars ($10.00), paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby bargain, sell, release, quit claim and convey unto the Grantee all of her rights, title and interest in that certain lot, parcel of land or condominium unit situated in or near Davidson County, Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein

All or a portion of the property herein conveyed __ includes or __x___ does not include the primary residence of the Grantor.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

The Grantor affirms that the actual consideration for this transfer is $10.00, and the assessed value of the property transferred as of date hereof is $101,975, which assessed value is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Tina Conner
Tina Kay Conner, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned Notary Public of the County and State aforesaid, certify that Tina Kay Conner, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal on Jan 21st, 2026.

_____ (SEAL)
_____, Notary Public
My Commission Expires: 07-07-2027

WILLIAMS DESIREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Being the westerly 200 feet of Lot No. 414 on the Plan of Edgefield Land Company's Fourth Addition, of record in Book 57, Page 153, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 414 fronts 50 feet on the easterly side of South 14th Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Tina Kay Conner and Nell F. Conner, by deed from Madison L. Martin, Trustee, of record in Instrument Number 20101110-0090362, Register's Office for Davidson County, Tennessee.

This is an improved property, known as 603 South 14th Street, Nashville, TN 37206.

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

Tennessee Certification of Electronic Document

I, Bobby Sawyer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/21/26 (date of document).

Affiant Signature

1/28/26
Date

State of SC

County of York

Sworn to and subscribed before me this 28 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/21/2035

NOTARY'S SEAL

KATHRYN PUTNAM
My Commission Expires
NOTARY PUBLIC
May 21, 2035
STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT OF CONSIDERATION

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

I hereby swear that the actual consideration for this transfer is $10.00, and the assessed value of the property transferred as of date hereof is $101,975, which assessed value is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 6 day of February, 2026.

Affiant: Robert T. Sawyer, II

SWORN TO AND SUBSCRIBED BEFORE ME, this the 6 day of February, 2026.

(SEAL)
Notary Public
My Commission Expires: 8/21/2035

