QUITCLAIM DEED

Karen Johnson
Batch # 1387705
03/03/2026 01:14:55 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260303-0016780

6-4831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa L. Lowrance	**Same**	**14815005000**
(NAME)	(NAME)	
4831 Cimarron Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARTHA P. LOWRANCE, HOLDING A LIFE ESTATE, AND MELISSA L. LOWRANCE ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MELISSA L. LOWRANCE ("GRANTEES")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 169 ON THE PLAN OF SECTION III, APACHE HILLS, SS OF RECORD IN PLAT BOOK 4175, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARTHA P. LOWRANCE, HOLDING A LIFE ESTATE, AND MELISSA L. LOWRANCE, BY QUITCLAIM DEED, FROM MARTHA P. LOWRANCE AND MELISSA L. LOWRANCE, OF RECORD IN INSTRUMENT NO. 20251003-0079063, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****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*****

This is **improved** property known as: **4831 Cimarron Way, Antioch, TN 37013.**

Witness our hands this the 26 day of February, 2026.

Martha P. Lowrance
MARTHA P. LOWRANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA P. LOWRANCE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of February, 2026.

Notary Public

My Commission Expires:

03.16.26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

MELISSA L. LOWRANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELISSA L. LOWRANCE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of February, 2026.

Notary Public

My Commission Expires:

03.16.26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY