THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 052010
PARCEL: 160.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Sherry Taylor Joyner & James Knox Joyner
112 Margaret St.
Madison, TN 37115

Karen Johnson Davidson County
Batch # 1395036 DEEDQC
03/19/2026 09:37:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260319-0021875

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, and for purposes to create proper tenancy, I, Sherry Taylor Joyner fka Sherry Jean Taylor, Grantor, by these presents do hereby quitclaim and convey unto Sherry Taylor Joyner and James Knox Joyner, wife and husband, Grantees, their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of B.H. & Margaret P. Franklin Property of record in Book 843, Page 78, said Register's Office.

Said Lot No. 22 fronts 50 feet on the Southeasterly side of Margaret Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Sherry Jean Taylor, unmarried by Warranty Deed dated 8/1/1977 from Robert F. McGraw, Jr. and wife, Leah G. McGraw of record in Book 5179, Page 590, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 112 Margaret St., Madison, TN 37115.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 17th day of March, 2026.

Sherry Taylor Joyner

Sherry Taylor Joyner (formerly Sherry Jean Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sherry Taylor Joyner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2026.

Tammy D. Mellons

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Karen Heavener

Affiant

Sworn and subscribed before me, this the 17th day of March, 2026.

Tammy D. Mellons

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY