Karen Johnson Davidson County
Batch# 1395510 DEEDQC
03/20/2026 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260320-0022467

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

Joseph Ivey
Affiant

Sworn to and subscribed before me this ~~1st~~ 13th day of ~~January, 0001~~ March, 2026.

Rodrigo Rivas
Notary Public
My Commission Expires: 05/03/2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of MARCH, 2026, among:

**JOSEPH IVEY AND DEBORAH COLUMBIA,
HEIRS AT LAW OF NANCY LOUISE IVEY**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

**JOSEPH IVEY, UNMARRIED AND DEBORAH COLUMBIA, MARRIED,
TENANTS IN COMMON**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Cherokee Hills, Section III, as of record in Book 3500, page 79, Register's Office for Davidson County, Tennessee. Said Lot fronts 75 feet on the southwesterly side of Antioch Pike and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Orville W. Ivey and Nancy L. Ivey by deed from Larry Luther Dickens and wife, Mary Tanner Dickens, of record in Book 4356, page 194, Register's Office for Davidson County, Tennessee, the said parties having since divorced, and the said Nancy L. Ivey having quitclaimed her interest in said property to Orville W. Ivey by deed of record in Book 8038, page 53, said Register's Office; the parties having since remarried; the said Orville W. Ivey having died intestate June 26, 2012 leaving as his only heirs-at-law, his wife, Nancy L. Ivey and two adult children, Joseph DeWayne Ivey and Deborah Sue Columbia.

The said Joseph DeWayne Ivey and Deborah Sue Columbia quitclaimed their interest in the property to Nancy L. Ivey by instrument number 20130528-0053544, in Register's Office for Davidson County. Said Nancy L. Ivey having died on May 17, 2025 leaving children Joseph Ivey and Deborah Columbia as her heirs, as evidenced by Affidavits of Heirship of record in Instrument No. 20260219-0013055 and 20260219-0013056 in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1519 Antioch Pike, Antioch, TN 37013.

THIS DEED has been prepared solely upon information furnished by **Joseph Ivey and Deborah Columbia.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Joseph D. Ivey

JOSEPH IVEY

State of Tennessee
County of Davidson

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

Witness my hand and official seal this 13th day of March, 2026

Rodrigo Rivas

Rodrigo Rivas, Notary Public
My Commission Expires: 05/03/2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DEBORAH COLUMBIA

State of Tennessee
County of Davidson

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

Witness my hand and official seal this 13th day of March, 2026.

Rodrigo Rivas, Notary Public
My Commission Expires: 05/03/2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Owner Name & Property Address:

Joseph Ivey and Deborah Columbia
1519 Antioch Pike
Antioch, TN 37013

Responsible Party For Taxes:

Joseph Ivey and Deborah Columbia
1519 Antioch Pike
Antioch, TN 37013

Tax Map and Parcel: 14803005000

Certificate of Authenticity

I, Trent Linville, 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 March 13, 2026.

Date

Affiant Signature

3/13/26

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 13 day of March, 2026.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

