Karen Johnson
Batch # 1399086
03/30/2026 03:01 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260330-0025211

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #
GLENN W. JAMES, et ux. 621 Poplar Creek Trace Ct. Nashville, TN 37221	SAME	14200009900

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(i). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, GLENN W. JAMES and AUDREY M. JAMES, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto GLENN W. JAMES and wife, AUDREY M. JAMES, as tenants by the entirety, their heirs and assigns ("GRANTEE"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 27th day of March, 2026.

GLENN W. JAMES

AUDREY M. JAMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared GLENN W. JAMES and AUDREY M. JAMES, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 27th day of March, 2026.

NOTARY PUBLIC

My Commission Expires:

9-5-2028

JUDY B TYGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY