Karen Johnson Davidson County
Batch# 1399965 DEEDQC
03/31/2026 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260331-0025652

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 31st day of March, 2026.

Notary Public **Affiant**
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Columbus Cody, III & Terri Lynne Cody 3429 Cainbrook Crossing Antioch, TN 37013	Same as New Owner.	082-03-0-456.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **NINETRE McCLAIN and GEORGE CODY**, by these presents does hereby quitclaim and convey unto **COLUMBUS CODY, III**, and **TERRI LYNNE CODY, husband and wife**, and their successors, heirs, and assigns, all its rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 104 in the Subdivisions of McFerrin Lands, Sharpe and Crutchers Addition, of record in Book 57, Page 82, Register's Ofice for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Elizabeth J. Frazier, unmarried by deed from Ruby Wyatt Hyde, unmarried dated October, 31, 2003, of record in Instrument No. 20031107-0163521. The said Elizabeth J. Frazier died intestate on December 25, 2025, leaving NINETRE McCLAIN, GEORGE CODY and COLUMBUS CODY, III as her sole heirs at law. For further reference, see Affidavit of Heirship of record in Instrument No. 202603310025651, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property commonly known as: 1013 Lischey Avenue, Nashville, TN 37207.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 26 day of March 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

NINETRE McCLAIN

STATE OF Ohio
COUNTY OF Mahoning

Personally appeared before me, James Butler, a Notary Public in and for said County and State, **NINETRE McCLAIN,** the within named Bargainor, 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 and official seal at Boardman [City], OH [State] this the 26 day of MARCH, 2026.

NOTARY PUBLIC

James V. Butler
Notary Public, State of Ohio
My Commission Expires:
May 29th, 2030

Witness my hand this 12 day of MARCH 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

GEORGE CODY

STATE OF TENNESSEE
COUNTY OF HARDEMAN

Personally appeared before me, Y. Laquida W. Gray, a Notary Public in and for said County and State, **GEORGE CODY,** the within named Bargainor, 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 and official seal at WHITEVILLE [City], TENNESSEE [State] this the 12 day of MARCH, 2026.

NOTARY PUBLIC



CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **3/31/2026** [DATE].

AFFIANT SIGNATURE

3/31/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **31st** day of **March**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

