BOX 10-A

This Instrument Prepared By

J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1405027 DEEDQC
04/14/2026 09:47:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030194

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Roger Davis 8375 Greenvale Dr Nashville, TN 37221	Same	155 16 0A 015.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, Tyler B. Davis and Kathryn N. Davis, Grantors, do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto Roger L. Davis in the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of a Resubdivision of TRACESIDE, Section One, of record in Plat Book 7900, Page 946, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Roger L. Davis, Tyler B. Davis and Kathryn N. Davis, tenants in common with rights of survivorship, by Deed from Graham Hillard and May Hillard, husband and wife, by Deed of record in Instrument No. 20240325-0020411, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Resubdivision of TRACESIDE, Section One, as recorded in Plat Book 7900, Page(s) 946;

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary and Subdivision Plat, TRACESIDE, as recorded in Plat Book 7900, Page(s) 705;

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, Section One, as recorded in Plat Book 7900, Page(s) 772.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504, as amended in Book 9435, Page 493; Book 9677, Page 675; Notice of Annexation recorded in Instrument No. 20020111-0004996, as re-recorded in Instrument No. 20020116-0006610.
Easement for Public Utilities, recorded in Book 9443, Page 960.

This is improved property located at 5533 Traceside Dr. Nashville TN 37221.

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

Tyler B. Davis

Kathryn N. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James C. Neelley, a Notary Public in and for said County and State, Tyler B. Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2026.

James C. Neelley
Notary Public

JAMES NEELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: 7/6/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James C. Neelley, a Notary Public in and for said County and State, Kathryn N. Davis, 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 12th day of April, 2026.

James C. Neelley
Notary Public

JAMES NEELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: 7/6/2026

The actual consideration for this transfer is $0.00.

Roger N Davis
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Sworn to and subscribed before me, a notary Public this 8 day of April, 2026.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

Notary Public