Karen Johnson Davidson County
Batch# 1409225 DEEDQC
04/21/2026 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260421-0032952

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REGINA BLATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

JM-QCD-26-655

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Cole Davis, unmarried	**Same As New Owner**	
(NAME)	(NAME)	**042-07-0-114.00**
655 Heritage Drive,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN COLE DAVIS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JUSTIN COLE DAVIS, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Heritage Village, Section 2, of record in Book 4460, Page 160, Register's Office for said County.

Said Lot fronts 118.32 feet on the west side of Heritage Drive and runs back 215.42 feet on the south line and 159.48 feet on the north line to a line in the rear which measures a total of 155.98 feet.

Being the same property conveyed to Tammie Renee Davis, married and Justin Cole Davis, unmarried, as tenants in common with right of survivorship by Warranty Deed from William Stanley Eatherly and wife, Sherry L. Eatherly and Norma Jean Eatherly Davis, unmarried of record in Instrument No. 20191216-0129743 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 16, 2019.

The said Tammie Renee Davis died February 12, 2021 leaving Justin Cole Davis as the survivng tenant by the entirety. The subject property was not the marital residence of the grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

****THIS INSTRUMENT IS BEING EXECUTED FOR THE PURPOSE OF REMOVING THE NAME OF TAMMIE RENEE DAVIS, THE DECEDENT, FROM TITLE****

This is **improved** property known as: **655 Heritage Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 21 day of April, 2026.

Justin C. Davis

Justin Cole Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21 day of April, 2026.

Melissa Jansen

Notary Public
My Commission Expires: 9-16-29
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, Sydney Greiner, 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 4/21/26 (date of document).

Affiant Signature

Date 4/21/26

State of TN

County of Davidson

Sworn to and subscribed before me this 21 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY