Karen Johnson Batch # 1413148 04/29/2026 11:33:28 AM Fees: $12.00 Taxes: $0.00 20260429-0037886 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Claudia Mai Davidson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 2026. Notary Public MY COMMISSION EXPIRES 1/22/2030 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE CLAUDIA MAE DAVIDSON REVOCABLE LIVING TRUST	**SAME**	**114 00 0 158.00**
(NAME) **7319 Tidwell Road**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Claudia Mai Davidson (a/k/a Claudia Mae Davidson), Widowed,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Claudia Mae Davidson, Trustee of THE CLAUDIA MAE DAVIDSON REVOCABLE LIVING TRUST, dtd 04/24/2026,** established by **The Trust Agreement of THE CLAUDIA MAE DAVIDSON REVOCABLE LIVING TRUST, dtd 04/24/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Located in the 8th, formerly the 12th, Civil District of said County, being part of Lot No. 6 on the Map of the Subdivision of the John D. Brown property, not of record and described as follows:

Beginning at a point in the south line of the Gower School lot in the north margin of a 15 foot roadway as established by deed of record in Book 1643, page 86, said point being the N. E. corner of the land conveyed to R. M. Hutcherson and wife, by deed of record in Book 2041, Page 513; thence along the south line of said school lot, along the north margin of said 15 foot roadway, N. 82 degrees 06' E. 67 feet to a point: thence southerly 156 feet more or less to the line between Lots 6 and 7 of said Brown Subdivision; thence with the line between said lots, westerly 70 feet to the southeast corner of the Hutcherson lot above referred to; thence with Hutcherson's east line, N. 3 ½ degrees W. 143 ¼ feet more or less, to the point of beginning.

And being the same property conveyed to Helen Joyce Strickland by deed from Gladys Anderson, R. C. Tidwell and wife, Bulah C. Tidwell, dated May 31, 1960, and recorded in Deed Book 3073, Page 287, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Thomas D. Davidson and wife, Claudia Mai Davidson, from Helen Joyce Strickland and husband Howard R. Strickland, by Installment Deed dated April 30, 1971, of record in Book 4498, Page 799, Register's Office for Davidson County, Tennessee.

The said Thomas D. Davidson having died on May 2, 2023, leaving Claudia Mai Davidson as the surviving tenant by the entirety.

The said Claudia Mai Davidson is also known as Claudia Mae Davidson and is one in the same person for purposes of this transaction.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **7319 Tidwell Road, Nashville, TN 37209.**

Witness our hands, this the 24th day of April, 2026.

Claudia Mai Davidson

Claudia Mai Davidson (a/k/a Claudia Mae Davidson)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claudia Mai Davidson (a/k/a Claudia Mae Davidson),** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 24th day of April, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030