Karen Johnson Davidson County
Batch # 1417444 DEEDQC
05/07/2026 12:45:47 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260507-0041310

RECORDING REQUESTED BY:
The Donald R Garton and Barbara Faye Garton
Joint Spousal Revocable Living Trust

INSTRUMENT PREPARED BY:
The Donald R Garton and Barbara Faye Garton
Joint Spousal Revocable Living Trust
515 Drake Ave
Nashville, Tennessee 37211

Donald R Garton
515 Drake Ave
Nashville, Tennessee 37211

RETURN DEED TO:
Donald R Garton
515 Drake Ave
Nashville, Tennessee 37211

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Donald R Garton
515 Drake Ave
Nashville, Tennessee 37211
Tax Parcel ID/APN # 133010017
Prior Instrument Reference: of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of April 13, 2026, by and between the **"Grantors,"**

Donald R Garton and Barbara Faye Garton, husband and wife, residing at 515 Drake Ave, Nashville, Tennessee 37211

AND the **"Grantees,"**

Donald R Garton and Barbara Faye Garton, Trustees of The Donald R Garton and Barbara Faye Garton Joint Spousal Revocable Living Trust dated April 13, 2026

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantees and Grantees' heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 515 Drake Ave, Nashville, Tennessee 37211

Legal description(s) attached separately.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantees on 4/13/2026 (date).

Grantor (or authorized agent)

x/ Donald R. Garton
Donald R Garton

Print Name: Donald R. Garton

Grantor (or authorized agent)

x/ Barbara Faye Garton
Barbara Faye Garton

Print Name: BARBARA FAYE GARTON

NOTARY ACKNOWLEDGMENT

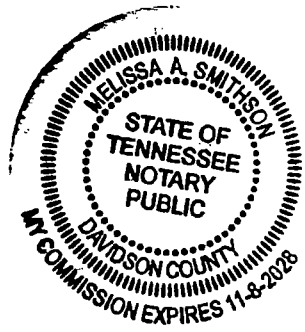
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 13, 2026, before me, personally appeared **Donald R Garton and Barbara Faye Garton,** personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 11-8-2028

Notary Public, Tennessee



Oath of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being the __X___ Grantee _____ Grantee's Agent _____ Trustee acting for Grantee, hereby states under oath that the actual consideration paid for the transfer of the real property described in this instrument is $0.00.

This is a Quit Claim Deed, and pursuant to Tennessee law, the transfer tax is based solely on the actual consideration stated above.

Affiant understands that the making of any false statement known to be false respecting the consideration or value of the property transferred is punishable as perjury.

Signature: Donald R. Garton
Donald R. Garton

Printed Name: Donald R. Garton

Date: April 13, 2026

On April 13, 2026 before me personally appeared **Donald R Garton and Barbara Faye Garton**, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 11-8-2028

Notary Public, Tennessee

MELISSA A. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

K 3433

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100----------DOLLARS
cash in hand paid by Donald R. Garton and wife, Barbara K. Garton
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. A. Kelley and wife, Eunice B. Kelley
hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a 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. 47 on the Map of H. G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for said County.

Said Lot No. 47 fronts 51 feet on the south side of Drake Avenue and runs back between lines, 198 feet to a dead line on which it measures 39 feet.

Being the same property conveyed to J. A. Kelley and wife, Eunice B. Kelley, by deed from Annie Clarke Woodley, a widow, as of record in Book 3251, page 341, said Register's Office.

This conveyance is made subject to restrictions, setback line and easement of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and the same is unincumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of September, 1962.

J. A. Kelley

Eunice B. Kelley

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ---------- a Notary Public in and for said County and State, the within named J. A. Kelley and wife, Eunice B. Kelley

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11 day of September, 1962.

Edward W. Hill
Notary Public.

My Commission expires Nov. 27, 1964

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Ed Hill Realty Co., 8821 Nolensville Road, Nashville, Tenn.

Warranty Deed

Fee 21265

J. A. Kelley and wife,
Eunice B. Kelley
TO
Donald R. Garton and wife,
Barbara K. Garton

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 14 day of SEP A.D. 1962 at 7:37 o'clock A.M.
Noted in Book 3433 Page 416
Recorded in Book ___ Page ___
Recording Fee $1.00
Register
Deputy

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

6856

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