Karen Johnson Davidson County
Batch# 1418714 DEEDQC
05/11/2026 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260511-0042236

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

William B. Sydnor, Sr.

TO:

Willie Bell Sydnor, Sr., Trustee of the Willie Bell Sydnor, Sr., Revocable Trust dated May 11, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 11th day of May, 2026, by **William B. Sydnor, Sr., an unmarried man** ("Grantor"), to **Willie Bell Sydnor, Sr., Trustee of the Willie Bell Sydnor, Sr., Revocable Trust dated May 11, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 195 on the Plan of Brook View Estates, Section 2, of record in Book 4460, page 163, in the Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 195 fronts 90 feet along the southerly margin of Roxanne Drive and runs back 120.71 feet on the easterly line and 129.91 feet on the westerly line to a line in the rear measuring 90.47 feet thereon.
>
> BEING the same property conveyed to William B. Sydnor (now known as William B. Sydnor, Sr.) and wife, Sarah L. Sydnor, by Warranty Deed from Richard Phebus and wife, Nita J. Phebus, dated September 8, 1977, and recorded on September 12, 1977, in Book 5195, Page 585, in the Register's Office for Davidson County, Tennessee. The said Sarah L. Sydnor passed away on October 15, 2023, leaving William B. Sydnor, Sr., as the surviving tenant by the entirety and sole owner of the subject property.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and

easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property known as: **613 Roxanne Drive, Antioch, TN 37013**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

William B. Sydnor, Sr.
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **William B. Sydnor, Sr.**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of May, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Willie Bell Sydnor, Sr., Trustee 613 Roxanne Drive Antioch, TN 37013	Same/Owner	613 Roxanne Drive Antioch, TN 37013 162-10-0-190.00

Certificate of Authenticity

I, Alexandra Hulme, 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 May 11, 2026.

Affiant Signature

5/11/26
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
11th day of ~~April~~ May, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11.5.29