Prepared By:
Sheree Brown
7312 Maroney Dr.
Antioch, TN 37013

After Recording Return To:
4100 Pleasant Colony Dr
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch # 1419337 DEEDQC
05/12/2026 11:43:53 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260512-0042657

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On April 27, 2026 THE GRANTOR(S),

Denise K. Oliver ("Grantor"), a single person, of 3718 Grubbs Rd, Nashville, Davidson County, Tennessee 37211

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Shirvonnta Bryant, ("Grantee") a single person, residing at 4100 Pleasant Colony Dr, Antioch, Davidson County, Tennessee 37013

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

~~Prior instrument reference: Book 3370, Page 325.~~
Deed reference # 20251118-0091706

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 133-07-0.249.00

Mail Tax Statements To:
Shirvonnta Bryant
4100 Pleasant Colony Dr
Antioch, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 4/27/2024

Denise K. Oliver

Denise K. Oliver
3718 Grubbs Rd
Nashville, Tennessee, 37211

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 27th day of April, 2026, before me personally appeared Denise K. Oliver, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Sheree Brown
Notary Public

Notary Public in and for State of TN
Title (and Rank)

My Commission Expires January 24, 2028

My commission expires _____

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Denise K. Oliver
Affiant
Affiant's Name: Denise K. Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Shirvonta Bryant, **Affiant**
Subscribed and sworn before me this the
12 **Day of** May, 2026.
J. Rivera, **Deputy Register**

Ex: A

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 133 07 0 249.00
Current Owner: OLIVER, DENISE K
Mailing Address: 3718 GRUBBS RD NASHVILLE TN 37211
Jurisdiction: 1
Neighborhood: 3131

Location: 3718 GRUBBS RD NASHVILLE 37211
Land Area: 0.23 ACRES
Most Recent Sale Date: 11/11/2025
Most Recent Sale Price: $0
Deed Reference: 20251118-0091706
Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2025
Land Value: $90,000
Improvement Value: $136,000
Total Appraisal Value: $226,000

Assessment Classification: RES
Assessment Land: $22,500
Assessment Improvement: $34,000
Assessment Total: $56,500

LEGAL DESCRIPTION

LOT 28 SEC 1 PARMA HEIGHTS

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM
Year Built: 1952
Square Footage: 864
Number of Living Units: 1
Building Grade: C - C GRADE
Building Condition: Average

Rooms: 5
Beds: 2
Baths:
Half Bath: 0
Fixtures: 5

Exterior Wall: FRAME
Frame Type: RESD FRAME
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: 01 - ASPHALT

*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.