PREPARED BY (AND RETURN TO):
Christy W. Ivey, Atty
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)
Dav. Co. File: Box 8

Karen Johnson
Batch # 1426452
05/28/2026 02:35:03 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260528-0048487

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leslie Maddox Nickolas Scillia 2824 Lumar Lane Nashville, Tennessee 37214	Leslie Maddox Nickolas Scillia 2824 Lumar Lane Nashville, Tennessee 37214

TAX MAP-PARCEL NUMBERS: 085 09 0 006.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, and in order to create a tenancy by the entireties, the undersigned **Leslie Maddox, surviving tenant by the entireties,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Leslie Maddox and husband, Nickolas Scillia,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 92 on the Plat of Lincoya Hills, Knob Section of record in Book 2331, page 6, Register's Office for said County.

Said Lot No. 92 fronts 151.86 feet on Lumar Lane. The exact measurements being commencing at a point on the north side of Lumar Lane, being the common corner of Lots Nos. 92 and 93; thence north 276.5 feet to a point; thence easterly 160 feet to a point; thence southerly 179.2 feet to a point in the north side of Lumar Lane; thence westerly along Lumar Lane, 100.39 feet to a point, thence westerly still on the northerly margin of Lumar Lane, a distance of 51.47 feet to the point of origin.

Being the same property conveyed to Robert A. Maddox, Jr., unmarried, by deed from Walter W. Petty and wife, Patricia A. Petty, dated September 30, 2005, and recorded on October 3, 2005, of record in Inst. No. 20051003-0118559, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated December 22, 2010, recorded on December 23, 2010, of record as Inst. No. 20101223-0102116, said Register's Office, Robert A. Maddox, Jr. conveyed

the property to Robert A. Maddox, Jr. and spouse, Leslie Maddox. The said Robert A. Maddox has since died.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 2824 Lumar Lane, Nashville, Tennessee 37214

WITNESS THE EXECUTION HEREOF on May 22, 2026.

Leslie Maddox
Leslie Maddox

State of Tennessee
County of Davidson

On May 22, 2026, before me the undersigned authority, personally appeared **Leslie Maddox,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Leslie Maddox
Affiant

Sworn and subscribed before me on May 22, 2026.

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

WIdoc: QC Deed-2 Pt QDoc