Karen Johnson
Batch # 1429208
06/08/2026 08:44:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260608-0051149

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, DWAIN C. DAVENPORT, JR., and wife, MARCIA R. DAVENPORT, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby release, quitclaim and convey, as tenants by the entirety, unto DWAIN C. DAVENPORT JR., and MARCIA R. DAVENPORT, or their Successor(s), as Trustee(s) of the Dwain & Marcia Davenport Family Living Trust 2026, dated May 27th, 2026 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Goodlettsville, State of Tennessee, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Surveyor, Lic. No. 271, dated May 5, 1979, as follows:

Beginning at an iron pin on the easterly margin of Brick Church Pike, a corner to Townes property identified as Map 24, Parcel 34, thence leaving said margin and along a fence row north 82 degrees 09 minutes east 676.04 feet to an iron post; thence north 3 degrees 00 minutes east 365.00 feet to an iron pin thence north 86 degrees 00 minutes west 873 feet to an iron post on the easterly margin of Brick Church Pike thence along said south 36 degrees 00 minutes east 117 feet to a point; thence south 15 degrees 00 minutes east 438 feet to an iron pin, the point of beginning, and containing 7.60 acres more or less.

BEING the same property conveyed to Dwain C. Davenport, Jr. and wife, Marcia R. Davenport, from Dan C. Denton, Sr. and wife, Ramona Jean Denton, by Warranty Deed on July 16th, 1987, and recorded on July 21, 1987, Record Book 7302, Pages 257-259, Register's Office, Davidson County, Tennessee.

This is improved property, known as 4681 Brick Church Pike, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 27th day of May, 2026.

Grantors:

DWAIN C. DAVENPORT, JR.

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

MARCIA R. DAVENPORT

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
DWAIN C. DAVENPORT, JR., and MARCIA R. DAVENPORT, as Trustees of the Dwain & Marcia Davenport Family Living Trust 2026, 4681 Brick Church Pike, Goodlettsville, TN 37072	DWAIN C. DAVENPORT, JR., and MARCIA R. DAVENPORT, as Trustees of the Dwain & Marcia Davenport Family Living Trust 2026, 4681 Brick Church Pike, Goodlettsville, TN 37072	**Map 24, Parcel 35, 10D-28675**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DWAIN C. DAVENPORT, JR., and MARCIA R. DAVENPORT to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of May, 2026.

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: DWAIN C. DAVENPORT, JR., and MARCIA R. DAVENPORT, as Trustees of the Dwain & Marcia Davenport Family Living Trust 2026, dated May 27th, 2026.

Address: 4681 Brick Church Pike, Goodlettsville, TN 37072.

Grantee:

DWAIN C. DAVENPORT, JR., as Trustee of the Dwain & Marcia Davenport Family Living Trust 2026, dated May 27th, 2026.

MARCIA R. DAVENPORT, as Trustee of the Dwain & Marcia Davenport Family Living Trust 2026, dated May 27th, 2026.

Subscribed and sworn to before me this 27th day of May, 2026.

Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028