Karen Johnson
Batch # 1432900
06/12/2026 08:42:10 AM
Fees: $18.00 Taxes: $555.00
Davidson County
DEEDQC
3 pgs
20260612-0053298

QUITCLAIM DEED

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is One Hundred Fifty Thousand Dollars and no/100 ($150,000.00).

Michael Guyton
MICHAEL GUYTON, Affiant

Subscribed and sworn to before me this 21st day of May, 2026.

Laura L Soccorso
NOTARY PUBLIC

LAURA L SOCCORSO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206
(615) 259-1214

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP & PARCEL NO.
Susan M. Guyton 915 Dalebrook Lane Nashville, TN 37206 Donald J. Guyton 2866 McGavock Pike Nashville, TN 37214 Carol A. Elam 11 Lisa Circle Searcy, AR 72143	Susan M. Guyton, Donald, J. Guyton, and Carol A. Elam 915 Dalebrook Lane Nashville, TN 37206	083 08 0 064.00

*** This Instrument has been prepared by information provided by the parties ***
*** No title search was conducted and no representations regarding title have been made by Drafter ***

FOR AND IN CONSIDERATION of One Hundred Fifty Thousand Dollars and no/100 ($150,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, **MICHAEL GUYTON**, (hereinafter "Grantor") by these presents does hereby transfer and convey unto **SUSAN M. GUYTON**, (hereinafter "Grantee") their successor and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows:

Being lot No. 242 on the Plan of Eastland Acres, Section VI, as of record in book 2330, page 129, Register's office for said County. Said lot No. 242 fronts 110 feet on the easterly side of Dalebrook Lane and runs back 257.3 feet on the northerly line and 251.3 feet on the southerly line to a dead line in the rear on which it measures 68 feet.

Being part of the real property conveyed to Jones & Land Co., a Tennessee Corporation, by deed from Charles R. Land et al, dated February 27, 1958, filed February 28, 1958, and recorded in book 2739, page 476, said Register's Office.

Being the same property conveyed to Donald L. Guyton and wife, Carolyn T. Guyton, by Warranty Deed from Jones & Land Company, a Tennessee Corporation, dated July 14, 1958, and recorded in Book 2797, Page 301, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Susan M. Guyton, Donald J. Guyton, Carol Ann Elam and Michael Guyton by the Last Will and Testament of Carolyn T. Guyton, dated July 18, 1997, and of record as Instrument Number 20080116-0004995, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line premises, anchor easement at northwest corner, overhang easement along westerly line of premises, 30-foot building setback line from Dalebrook Lane, and conditions of owners certificate, as shown on plan of record in book 2330, page 129, Register's office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property and to restrictive covenants contained in an instrument executed by James S. Jones and Charles R. Land, not dated, acknowledged September 17, 1957, filed September 18, 1957, and recorded in book 2697, page 309, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 915 Dalebrook Lane, Nashville, Tennessee 37206

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

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 21 day of May, 2026.

By: Michael Guyton
MICHAEL GUYTON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and the State, the within named Grantor, **MICHAEL GUYTON**, with whom I am personally acquired, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2026.

LAURA L SOCCORSO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

Laura L Soccorso
NOTARY PUBLIC

My Commission Expires: _____