Karen Johnson Davidson County
Batch # 1435895 DEEDQC
06/18/2026 02:43:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260618-0055528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-**

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1/22/2030

Affiants

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy D. Ivey and James Larry DeMoss	**SAME**	**100 00 0 026.00** **100 00 0 027.00**
(NAME)	(NAME)	
6760 Gower Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

James Allen DeMoss, died on January 28, 2025. **James Larry DeMoss and Judy Ivey** were named as the Co-Executors in the Last Will and Testament of the late **James Allen DeMoss,** dated May 2, 2023. **James Larry DeMoss and Judy Ivey** were appointed as Co-Executors of the **Estate of James Allen DeMoss** on March 21, 2025, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 25P-556).

The Executors are duly qualified. The Executors, by signing this Deed, release any right the Executors may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **James Larry DeMoss and Judy Ivey**, pursuant to the Last Will and Testament of **James Allen DeMoss** accepted for probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and acting as Executors of the **Estate of James Allen DeMoss**, quitclaim, transfer, and convey to **James Larry DeMoss and Judy D. Ivey,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the northerly side of Indian Creek Road, and being a portion of a track of land of record in Book 1368, page 308 and ajoining and being made a part of the property of record in Book 4076, Page 983 R.O.D.C.

Beginning at a nail in the center of Indian Creek Road thence along the center line of Indian Creek Road S 52 degrees 02 minutes west 502.40 feet to a nail, thence N 67 degrees 28 minutes W 29.02 feet to a post; thence N 57 degrees 42 minutes W 485.08 feet to a post; thence S 44 degrees 10 minutes W 183.07 feet to an iron post; thence S 45 degrees 35 minutes E 549.16 feet to a post; thence S 48 degrees 22 minutes 25 feet to the center of Indian Creek Road; thence S 48 degrees 22 minutes W 318.32 feet to a nail in the center of Indian Creek Road; thence S 46 degrees 43 minutes W 629.18 feet to a nail in the center of Indian Creek Road; Thence S 31 degrees 05 minutes W 146.80 feet to a nail; thence S 11 degrees 25 minutes East 23.0 feet to a sugar tree; thence S. 38 degrees 44 minutes

E 280.74 feet to a point; thence N 12 degrees 44 minutes W 129.80 feet to the starting of Indian Creek; thence North 59 degrees 48 minutes W 142.75 feet to a point; thence N 2 degrees 21 E 40.67 feet to a point; thence N 69 degrees 17 minutes E 133.35 feet; thence N 38 degrees 41 minutes E 103.64 feet; thence N 44 degrees 11 minutes E 380.20 feet; thence N 52 degrees 13 minutes E 234.75 feet; thence N 41 degrees 01 E 86.10 feet; thence N 65 degrees 27 minutes E 246 feet; thence N 21 degrees 12 Minutes E 259.51 feet; thence N 53 degrees 21 minutes B 420.40 feet; thence N 68 degrees 32 minutes E 90.22 feet; thence N. 45 degrees 10 minutes W 80.32 feet to the point of beginning, containing 7.14 acres, more or less. Being a part of the same property conveyed to Clarence Allen Demoss and wife, Mary S. Demoss, by deed of record from John B. Cobb and wife of Book 1368, page 308, R.O.D.C.

Further being the same property conveyed to James Allen DeMoss, from Clarence Allen DeMoss and wife, Mary Stephens DeMoss, by Warranty Deed dated August 13, 1975, of record in Book 4941, Page 264, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, easements or right of ways for public utilities, and any recorded restricted covenants or other matters of record.

Unimproved ( )
This is improved (X) property, known as: **7297 and 7288 Indian Creek Road, Nashville, TN 37209.**

Witness our hands, this 27 day of May 2026.

James Larry DeMoss

James Larry DeMoss,
Co-Executor of the Estate of James Allen DeMoss

Judy Ivey

Judy Ivey,
Co-Executor of the Estate of James Allen DeMoss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES LARRY DEMOSS, EXECUTOR** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of May, **2026.**

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

My Commission Expires: 1/22/2030

Notary Public

STATE OF Florida)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JUDY IVEY, EXECUTOR** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of May, **2026.**

My Commission Expires: 02/06/2029

Notary Public

MICHELLE INES CASALEZ
Notary Public - State of Florida
Commission # HH 637908
My Comm. Expires Feb 6, 2029
Bonded through National Notary Assn.

(M) Personally Known ___ OR
Produced Identification X
Type of ID Produced FL DL

(M) ☒ Physical Presence
— OR —
☐ Online Notarization