Karen Johnson Davidson County
Batch# 1442333 DEEDQC
07/06/2026 10:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260706-0060279

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mattie Perryman 2925 Glenmeade Dr. Nashville, TN 37216	SAME	072-11-0-036.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 30TH day of June, 2026, between **Betty Jones,** a resident of Davidson County, Tennessee ("Grantor"), and **Mattie Perryman**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, **Grantor's undivided ⅓ interest in and to** the following described premises, to-wit:

Being Lot No. 5 on the Map of Glenmeade Subdivision, as of record in Book 974, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the westerly side of Glenmeade Drive and runs back 152.3 feet on the northerly line and 155.8 feet on the southerly line, to a dead line in the rear, measuring 50.1 feet thereon.

Being the same property conveyed to George D. Shaw and wife, Maggie Shaw, by deed from Anne E. Baggett and husband, S.A. Baggett, of record in Book 3405, page 285, said Register's Office. George D. Shaw, having died on September 25, 1995, left Maggie Shaw as the remaining tenant by the entirety. Maggie Shaw subsequently died testate and her estate was opened on February 28, 1996 (See Case No. 96P-355, Davidson County, Tennessee Probate Court). The property was properly devised to Margaret Rose Shaw, pursuant to the expressed wishes in Maggie Shaw's Last Will & Testament. Margaret Rose Shaw died intestate on November 25, 2025, leaving the following heirs: Betty Jones (⅓ interest), Mattie Perryman (⅓ interest), Valerie Shaw (1/15 interest), Salma Denise Shaw (1/15 interest), Oscar Nathaniel Shaw (1/15 interest), Michael Shaw (1/15 interest), and Catrena Shaw Thomas (1/15 interest). Salma Denise Shaw subsequently died, leaving Antonio Shaw (1/30 interest) and Brandon Glimps (1/30 interest) as her only heirs. See Affidavit of Heirship of record in Instrument No. ___202607060060278___, said Register's Office.

This is improved property known as: **2925 Glenmeade Dr., Nashville, TN 37216**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Betty Jones by Cynthia Ann Savoy as attorney in fact (L.S.)
Betty Jones, by Cynthia Ann Savoy, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cynthia Ann Savoy, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Betty Jones, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Betty Jones, the bargainor, by the said Cynthia Ann Savoy, as Attorney-in-Fact.

Witness my hand and seal, at office in Davidson County, Tennessee, this 30th day of June, 2026.

Notary Public
My Commission Expires: 11-18-2029

NATALIE LEWIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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

Affiant/Grantee

Subscribed and sworn to before me this 30TH day of June, 2026.

Notary Public
My commission expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law, on June 30, 2026

June 30, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 30 day of June, 2026

Notary Public:

My Commission Expires: 11-18-2029