QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29 (AFFIX SEAL)

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

AJ-AOH-QCD-26-105

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jaymes K. Esmon	**New Owners**	
(NAME)	(NAME)	
105 Queens Lane		**05814005000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAYMES K. ESMON ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JAYMES K. ESMON ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 237 ON THE PLAN OF ENCHANTED HILLS, SECTION 10, AS OF RECORD IN PLAN BOOK 4460, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE M. ESMON, BY DEED, FROM CHRISTOPHER L. PALMER, OF RECORD IN INSTRUMENT NO. 20080227-0019445, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JIMMIE M. ESMON HAVING SINCE DIED INTESTATE ON FEBRUARY 19, 2024, THE PROPERTY OF THE SAID JIMMIE M. ESMON VESTED IN JAMES K. ESMON, AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20240724-0055650, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JAMES K. ESMON BEING ONE AND THE SAME AS JAYMES K. ESMON.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **105 Queens Lane, Nashville, TN, 37218**.

Karen Johnson
Batch # 1442629
07/06/2026 02:54:53 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260706-0060705

Witness our hands this the 25 day of June, 2026.

JAYMES K. ESMON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **JAYMES K. ESMON,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of June, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON