Karen Johnson Davidson County
Batch# 1443101 DEEDQC
07/07/2026 04:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260707-0061314

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
John W. Childress II and Jaclyn D. Childress, Co-Trustees Childress Family Revocable Living Trust 4629 Shys Hill Road Nashville, TN 37215	New Owner	13115000100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John William Childress, II, and Jaclyn Danyel Carter, joint tenants with the right of survivorship**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **John W. Childress II and Jaclyn D. Childress, Co-Trustees, Childress Family Revocable Living Trust Agreement dated July 7, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Harpeth Acres, Section Seven, as of record in Plat Book 2331, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **John William Childress, II, an unmarried man and Jaclyn Danyel Carter, an unmarried woman, joint tenants with the right of survivorship**, by Warranty Deed dated March 20, 2025, from **Mikaela Coffman Rivera and Jose Rivera III, wife and husband**, recorded in Instrument No. 20250321-0021081, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4629 Shys Hill Road, Nashville, TN 37215.**

John William Childress, II and **John W. Childress II** are one and the same person.

Jaclyn Danyel Carter and **Jaclyn D. Childress** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7th day of July 2026.

John William Childress, II

Jaclyn Danyel Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John William Childress, II**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jaclyn Danyel Carter**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day of July 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Aaron Morales**, 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 July 7, 2026.

Affiant Signature

July 7, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of July 2026.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

