Karen Johnson Davidson County
Batch# 1449106 DEEDQC
07/20/2026 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260720-0065231

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Jessie Lee Kay, et ux.

TO:

Jessie Lee Kay, Trustee of the Jessie Lee Kay Revocable Trust dated July 16, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 16th day of July, 2026, by **Jessie Lee Kay, an unmarried man** ("Grantor"), to **Jessie Lee Kay, Trustee of the Jessie Lee Kay Revocable Trust dated July 16, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 57 on the plan of Section Three, Greenwood Hills, of record in Book 5050, page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Jessie Lee Kay and wife, Donzella Lee Kay, by Warranty Deed from Thomas A. Richmond and wife, Judy Richmond, dated October 16, 1986, and recorded on October 22, 1986, in Book 7016, page 302, in the Register's Office for Davidson County, Tennessee. Donzella Lee Kay passed away on September 22, 2024, leaving Jessie Lee Kay as the surviving tenant by the entirety and sole owner of the subject property.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **3921 Scotwood Drive, Nashville, TN 37211.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Jessie Lee Kay
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jessie Lee Kay**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 16th day of July, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Jessie Lee Kay, Trustee 3921 Scotwood Drive Nashville, TN 37211	Same/Owner	3921 Scotwood Drive Nashville, TN 37211 133-12-0-237.00

Certificate of Authenticity

I, Alexandra Hulme, 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 16, 2026.

Affiant Signature

7/16/26
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this
14th day of July, 2026.

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON