Karen Johnson
Batch # 1452749
07/30/2026 12:37:42 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260730-0070283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

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

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
THE LINDA DARLENE MCCOY REVOCABLE LIVING TRUST	**SAME**	**067 00 0 110.00**
(NAME) **4908 Old Hickory Boulevard**	(NAME)	
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Linda McCoy, widowed,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Linda Darlene McCoy, Trustee of THE LINDA DARLENE MCCOY REVOCABLE LIVING TRUST, dtd 07/27/2026,** established by **The Trust Agreement of THE LINDA DARLENE MCCOY REVOCABLE LIVING TRUST, dtd 07/27/2026**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Tract No. 6 of the Edie I. Bateman Farmer heir's lands, in the Thirteenth Civil District, Davidson County, Tennessee, described according to an unrecorded survey by Jones & Moore Company, Inc., Dickson, Tennessee, dated March 31, 1975, as follows:

Said Tract No. 6 begins at an iron pin being located in the northerly intersection of Cleece's Ferry Road and Old Hickory Boulevard; thence with the easterly margin of Cleece's Ferry Road, the following calls and distances:
North 20° 17' West 222.39 feet to a point; North 40° 08' West 81.77 feet to a point; North 17° 46' West 736.26 feet to an iron pin in the easterly margin of Cleece's Ferry Road; thence leaving said Cleece's Ferry Road North 68° 23' East 155.74 feet to a point; thence South 78° 8' East 92.63 feet to an iron pin in the common corners between Tract No. 6 and Tract No. 5 and said point also being the common southerly corner between the W. F. Pugh and J. T. Baskin lands; thence South 18° 35' East 622.29 feet to an iron pin in the northwesterly margin of Old Hickory Boulevard; thence along the northwesterly margin of the said Old Hickory Boulevard along a curve to the left having a radius of 778.97 feet a distance of 416.11 feet to a point; thence South 4° 00' East 13.50 feet to the point of beginning, containing 4.57 acres, more or less.

Being the same property conveyed to James E. Scarbrough by deed from William M. Farmer, of record in Book 4960, page 941, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark McCoy and wife, Linda McCoy from James E. Scarbrough and wife, Mary B. Scarbrough, by Deed dated October 18, 1986, of record in Book 7015, Page 329, Register's Office for Davidson County, Tennessee.

The said Mark McCoy having died on June 20, 2026, leaving his wife, Linda McCoy, as widow and as the sole tenant by the entirety. Further, Linda McCoy and Linda Darlene McCoy are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **4908 Old Hickory Boulevard, Nashville, TN 37218 or 4908 Cleece's Ferry Road, Nashville, TN 37218.**

Witness our hands, this the 27th day of July, 2026.

X Linda McCoy
Linda McCoy

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 **Linda McCoy** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

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

My Commission Expires: 1/22/2030

Notary Public

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