THIS INSTRUMENT PREPARED BY:
LOUISA JACKSON DAVIS, ATTORNEY
101 1st Avenue North
Lewisburg, Tennessee 37091

Karen Johnson Davidson County
Batch # 1453073 DEEDQC
08/03/2026 08:09:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260803-0070940

FOR IDENTIFICATION ONLY:
Map and Parcel 059 05 0 031.00

Title information provided by the Grantor. No Title Search was performed. Legal description obtained from prior deed.

QUITCLAIM DEED

FROM: PAULINE GREER

TO: MARY FRANCES TERRELL

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, PAULINE GREER, the undersigned, have this day bargained and sold and do by these presents, transfer and convey to MARY FRANCES TERRELL all my right, title and interest in and to the following described realty:

> Being Lot No. 98 on the Plan of Buena Vista Estates, Section III, as of record in Book 4175, Page 139, Register's Office of Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the west margin of Boyd Drive, a common corners of Lots 97 and 98; thence with the line between said lots, westwardly 110.0 feet to a monument at the rear corner of said lots; thence North 17° 05' west 141.73 feet to a point in the southerly margin of Buenaview Boulevard; thence with the margin of same, eastwardly 85.0 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southeastwardly 39.27 feet to a monument in the westerly margin of Boyd Drive; thence with the margin of same, southwardly 116.7 feet to the point of beginning.
>
> Being the same property conveyed from James T. Lynn, Secretary of Housing and Urban Development of Washington, D.C., to Kenneth Ray Greer and wife, Pauline Greer, by Warranty Deed dated April 20, 1973, and recorded on May 9, 1973, in Record Book 4705, Page 642, Register's Office of Davidson County, Tennessee. Kenneth Ray Greer predeceased Pauline Greer, leaving her as the sole tenant by the entirety.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my HAND this 30 day of July, 2026.

Pauline Greer
PAULINE GREER

STATE OF TENNESSEE
COUNTY OF MARSHALL

On this 30 day of July, 2026, before me, Debbie H. Liggett, Notary Public at Large in and for The State of Tennessee, personally appeared PAULINE GREER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

My Commission Expires:
2/3/2030

Debbie H. Liggett
Notary Public

MARSHALL COUNTY, TN
DEBBIE H. LIGGETT
NOTARY PUBLIC AT LARGE

STATE OF Tennessee
COUNTY OF Marshall

The undersigned affirms that the actual value or consideration of this transfer is $ -0-.

Mary Terrell
AFFIANT

Sworn to and subscribed before me this 30 day of July, 2026.

My Commission Expires:
2/3/2030

Debbie H. Liggett
Notary Public

DEBBIE H. LIGGETT
NOTARY PUBLIC AT LARGE
MARSHALL COUNTY, TN

NEW OWNER/TAXES WILL BE PAID BY:

Mary Frances Terrell
181 Claybrook Lane
Antioch, TN 37013