Karen Johnson Davidson County
Batch# 1459522 DEEDQC
08/14/2026 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260814-0075814

Name and Address of New Owner:
Larry D. Ryman and Gay L. Ryman
335 Hillcrest Drive
Madison, TN 37115

Send Tax Bills To:
New Homeowner

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 043-07-0-027

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gay Ryman** "the Grantor," convey and quitclaim unto **Larry D. Ryman, and wife, Gay L. Ryman,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, TN:

being Lot Nos. 134 and 135 on the unrecorded map of Section 1, Anderson Estates, being a re-subdivision of Tracts Nos 1 and 13 of the Anderson Tract of record in Book 1130, Page 37, Registers' Office for said County and described according to an unregistered copy of a survey thereof made by Anderson & Gee Surveyors, August 5, 1946, as follows:

Beginning at a point in the West margin of McArthur Drive, the corner of Lots 135 and 136; thence with the line between said lots Westerly 150 feet to a point, a corner of Lot 146; thence along the rear lines of Lots 146 and 148 and Lots 134 and 135, Southerly 100 feet to a point, a corner of Lots 133 and 149; thence with the line between Lots 133 and 134 Easterly 150 feet to the West margin of McArthur Drive; thence with the margin of the same northerly 100 feet to the beginning.

Being the same property conveyed to Gay Ryman, by Quitclaim Deed from Larry Dale Ryman, dated 09/24/2012, and recorded on 10/11/2012, of record in Instrument Number 201210110093036, in the Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11th day of August, 2026.

Gay L. Ryman (SEAL)
Gay L. Ryman

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of August, 2026, before me personally appeared Gay L. Ryman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2026.

Notary Signature
My commission expires: 03/02/2027

TANYA M. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 11th day of August, 2026.

Certificate of Authenticity

I, Tiffany Pollard, 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 August 11, 2026.

Affiant Signature

August 11, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of August, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

