QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1459753 DEEDQC
08/14/2026 02:22:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260814-0076183

THIS INSTRUMENT WAS PREPARED BY: MARVIN DRAKE Marvin Drake

State of Tennessee)
County of ~~Davidson~~ Wilson)

The actual consideration or value, whichever is greater, for this transfer is $0-

Marvin Drake
AFFIANT

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

Carin A. Koop
NOTARY PUBLIC

CARIN A. KOOP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 03-06-2027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Marvin Drake 4264 Central Pike Hermitage, TN 37076	SAME	08700009700

FOR AND IN CONSIDERATION OF THE SUM OF LOVE, ONE DOLLAR FROM MYSELF, Marvin Drake, AS PROPERTY TRANSFERED TO MY NAME ONLY UPON DEATH OF MY WIFE LYNN (aka Anita) DRAKE, to MYSELF is HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Marvin Drake
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS D TRANSFER AND CONVEY UNTO SELF
Marvin Drake
HEREINAFTER CALLED THE GRANTEES, MY HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the Fourth Civil District of Davidson County, Tennessee, being part of Lot Nos. 3 and 4 in the partition of the Lands of Abner Cowgill, deceased, as of record in the Minute Book Q, page 301, Circuit Court for said County, described according IQ a survey made by George W. Watkins, Surveyor, July 15, 1960, as follows:Beginning at an iron pin in the southerly margin of Central Pike, being the northerly corner of a tract marked .51 acres on said survey, South 2 deg. 15 min. West 224.8 feet ID an iron pin; thence South 88 deg. 30 min. East 100 feet to an iron pin; thence North 2 deg. 15 min. East 225.0 feet to an iron pin in the southerly margin of Central Pike; thence North 88 deg. 30 min. West 36 feet to a point in the southerly margin of Central Pike; thence North 87 deg. 45 min. West 64 feet to the point of beginning.

Being the same property conveyed to Marvin Drake and wife, Lynn (aka Anita) Drake from R.C. Lamb and wife, Lynn (aka Anita) Drake, filed of record in Instrument No. 20110512-0036675, Register's Office for Davidson County, Tennessee. THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This improved property known as 4264 Central Pike Hermitage, TN 37076 M.D.

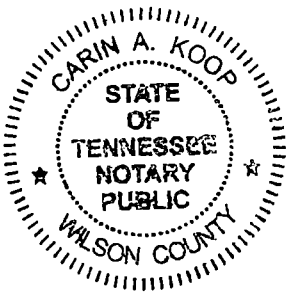
IN WITNESS WHEREOF, the Grantor(s) hereby affix their signatures on this the 11 day of August, 2026.

Marvin Drake

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Marvin Drake, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in ~~Davidson~~ Wilson County, Tennessee and acknowledged that he executed this instrument for the purposes stated in the instruments. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 11 day of August, 2026



Carin A. Koop
NOTARY PUBLIC

My Commission Expires: 03-06-2027