Karen Johnson
Batch # 1465410
09/01/2026 08:32:26 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260901-0080407

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#
	SAME	07301020300

OLEN D. WINNINGHAM and
MELINDA LEE CONLEY WINNINGHAM, Co-Trustees
4022 Ivy Dr.
Nashville, TN 37216

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, OLEN D. WINNINGHAM and MELINDA LEE CONLEY WINNINGHAM, ("Grantors"), hereby quitclaim and by these presents transfer and convey to OLEN D. WINNINGHAM and MELINDA LEE CONLEY WINNINGHAM, CO-TRUSTEES of the WINNINGHAM REVOCABLE TRUST dated August 28, 2026, their successors and assigns, all of GRANTORS' right, title and interest in certain real property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 28 day of August, 2026.

OLEN D. WINNINGHAM

MELINDA LEE CONLEY WINNINGHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared OLEN D. WINNINGHAM and MELINDA LEE CONLEY WINNINGHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2026.

Notary Public
My Commission Expires: 5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Moss Rose Heights, Section 3, of record in Plat Book 1835, Page 103, Register's Office for Davidson County, State of Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Melinda L Conley (being the same person as Melinda Lee Conley Winningham) by warranty deed of record in instrument #20020509-0057624, R.O.D.C.

This improved property is known as 4022 Ivy Dr., Nashville, TN 37216.