This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson
Batch # 1468626
09/04/2026 08:13:44 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260904-0082199

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 31st day of August, 2026.

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
10/28/2028
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Patricia Delaney, Trustee of the Derryberry Family Trust, dated August 31, 2026 4616 Woodview Circle Old Hickory, TN 37138	Patricia Delaney, Trustee of the Derryberry Family Trust, dated August 31, 2026 4616 Woodview Circle Old Hickory, TN 37138	064 04 0 103.00

FOR NO MONETARY CONSIDERATION, I, **Debra Sue Derryberry,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Patrica Delaney, Trustee of the Derryberry Family Trust, dated August 31, 2026**, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 36B on the Plan of Zone Lot Division Lot 36, Lake Country, as of record in Book 5800, page 344, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to **Debra Sue Derryberry**, by **Mary F. Duncan,** by Quitclaim Deed of record in Instrument No. 20260817-0076579, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property, including but not limited to all matters set forth per Book 5200, page 493, Book 5800, page 344; Restrictive Covenants of record in Book 6095, page 656; Restrictive Covenants of record in Book 6207, page 276 and Charter of record in Book 7289, Page 990, said Register's Office. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is improved property more commonly known as 4616 Woodview Circle, Old Hickory, Tennessee 37138.

Witness by my hand this 31st day of August, 2026

Debra Sue Derryberry

Debra Sue Derryberry

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 31st day of August, 2026, personally appeared before me, Debra Sue Derryberry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed.

Witness by my hand and official seal

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY