Karen Johnson Davidson County
Batch# 1470753 DEEDQC
09/10/2026 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0083896

Name and Address of New Owner:
Thomas M. Young
3211 Masonwood Drive
Nashville, TN 37207

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 050-10-0-005

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, **Melissa Joy Johnson**"the Grantor," convey and quitclaim any interest they have unto **Thomas M. Young, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 789 on the Plan of Pi1rkwood Estates, Section Four, as of record in Book 3300, page 79, Register's Office for said County, described as follows:
>
> Beginning at a point in the northerly margin of Masonwood Drive at the corner of Lot Nos. 788 and 789; tl1ence with the line between said lots, northerly 140.5 feet to a point; thence westerly 113 feet to a point in the easterly margin of a 50 foot unnamed street; thence with the margin of the same, southerly 115.65 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a point in the northerly margin of Masonwood Drive; thence with the margin of the same, easterly 88 feet to the beginning.
>
> Being the same property conveyed to Elaine M. Youngblood by Quitclaim Deed dated July 14, 1981 from Thomas Edward Young and Lana Kay Young, recorded July 28, 1981 in Book 5775 Page 212. Within the same deed, Elaine M. Youngblood conveys to Lana Kay Young.
>
> The said Lana Kay Young having since died on April 4th, 2024 being survived by two children, Thomas M. Young and Melissa Joy Johnson as attested on Affidavit of Heirship of record as Instrument No. 20260902-0080955 and Instrument No. 20260902-0080954, Registers Office for Davidson County.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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 4th day of September, 2026.

Melissa Joy Johnson (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Melissa Joy Johnson , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 5-12-2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of September, 2026.

Notary Public
My commission expires: 5-12-2030

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File # 2026-9101-MA

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 09/04/2026 (date of document).

Affiant Signature

09/08/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 8th day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030