This instrument prepared by:
CHRISTI L. DALTON
Attorney at Law
105 Public Square
Lafayette, Tennessee 37083

MAP: 075
GROUP: 13
PARCEL: 0177.00

Karen Johnson Davidson County
Batch # 1477051 DEEDQC
09/24/2026 09:05:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088461

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BIL
Jeff Myers
210 Blackley Bandy Rd
Bethpage TN 37022

SAME

THIS INSTRUMENT MADE AND ENTERED INTO on this the 19th day of September, 2026, by and between **CYNTHIA MYERS JOHNSON, SANDRA MYERS FRAZIER and JEFFREY PAUL MYERS**, hereinafter referred to as "Grantors", and **JEFFREY PAUL MYERS**, hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLAR cash in hand paid by Grantee to Grantors, as well as other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged in full, Grantors, do herein convey and quitclaim unto Grantee, any and all right, title, and interests they may have in the following described real estate located in the Seventh (7th) Civil District of Davidson County, State of Tennessee, described as follows, to wit:

House and Lott located at 313 Bonnaridge Drive and being Lot No. 53 of Hermitage Hills Subdivision, Section I, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee.

Lot No. 53 fronts 90 feet along the northeasterly margin of Bonnaridge Drive and runs back 154 feet on the southeasterly line and 156.5 feet on the northwesterly line to a line at the rear measuring 77 feet thereon.

Being the same property conveyed to Paul O. Myers and wife, Katherine Faye Myers, by Warranty Deed from Junan H. McCune, dated November 19, 1985, recorded November 25, 1985, of record in Book 6716, Page 948, Register's Office, Davidson County, Tennessee. Paul Oliver Myers died intestate on April 19, 2021, vesting sole interest in the property to his wife, Katherine Faye Myers, as tenants by the entireties. Katherine Faye Myers died intestate on February 18, 2026, vesting sole interest in her three heirs-at-law, Cynthia Myers Johnson, Sandra Myers Fraier and Jeffrey Paul Myers, equally. Affidavit of Heirship dated August 24, 2026, recorded September 1, 2026, of record as Instrument Number 20260901-0080574, Register's Office, Davidson County, Tennessee.

This is improved property.

Possession to be given with deed.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTORS HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

2026 and subsequent taxes shall be paid by Grantee.

Subject to any and all rights-of-way, easements and restrictions of record.

IN TESTIMONY WHEREOF, Grantors have hereunto set their signatures, this the day and date first above written.

CYNTHIA MYERS JOHNSON

SANDRA MYERS FRAZIER

JEFFREY PAUL MYERS

STATE OF TENNESSEE)
) ss:
COUNTY OF MACON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **CYNTHIA MYERS JOHNSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Lafayette, Tennessee, this 19th day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 12 \ 1 \ 2027

STATE OF TENNESSEE)
) ss:
COUNTY OF MACON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **SANDRA MYERS FRAZIER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Lafayette, Tennessee, this 19th day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 12 \ 1 \ 2027

STATE OF TENNESSEE)
) ss:
COUNTY OF MACON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **JEFFREY PAUL MYERS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Lafayette, Tennessee, this 19th day of September, 2026.

Krista Wright
NOTARY PUBLIC

My Commission Expires: 12\1\2027

I, or we, hereby swear or affirm 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 voluntary sale.

Jeffrey Myers
AFFIANT

Subscribed and sworn to before me this 19th day of September, 2026.

Heather R Blackburn
REGISTER OR NOTARY PUBLIC

My Commission Expires: 1\11\2027

HEATHER R. BLACKBURN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MACON

heather/Quitclaim Deeds/Johnson, Frazier & Myers to Myers, Jeffrey 3.13 Bonnaridge Drive