This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Karen Johnson Davidson County
Batch# 1479108 DEEDQC
10/01/2026 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090545

Affiant

Subscribed and sworn to before me, this
30th day of September 2026.

Notary Public

My Commission Expires: July 22, 2030

JACOB C. MCDOUGAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-22-2030

Address of New Owner:	Send Tax Bills to:	Parcel ID:
James H. Ivey and Judy C. Ivey, Trustees 7364 Indian Creek Road Nashville, TN 37209	NEW OWNER	101-00-0-198.00

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Judy Ivey** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **James H. Ivey and Judy C. Ivey as Trustees for The Ivey Family Living Trust, Dated September 30, 2026,** hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

Being a tract of land as shown on Property Map 101, Assessor's Office, lying South of River Road in Davidson County, Nashville, Tennessee and being tract four of the William Sullivan Division, bounded in general by River Road on the North; William Sullivan Tract Five on the East, Luther E. Cullum on the South, and William Sullivan Tract Three on the West, being more particularly described as follows:

Beginning at an iron pin set on the South margin of River Road (30' from the center) being located North 72 degrees53' 17" East 1302.65' from the Northeast comer of Jackie Diane Hamm (Ref. Instrument No. 20000131 Page 9516 Register's Office of Davidson County), thence leaving Tract Three of the William Sullivan Division and with the South margin of River Road North 70 degrees 52' 09" East 212.89' to an iron pin set; thence with a curve to the right having the following characteristics:

Delta = 08 degrees 54' 31", radius = 1265.83'; Arc =196.82'; Tangent = 98.61'; Chord = North 75 degrees 19' 25" East 196.62' to an iron pin set, the Northwest corner of Tract Five of William Sullivan Division; thence leaving River Road and with Tract Five's West lines South 09 degrees 58'27" East 710.81' to an iron pin set in an ancient fence, Luther E. Cullum's North line (Ref. Deed Book 3405 Page 361); thence leaving Tract Five and with Cullum's fence line North 68 degrees 46' 02" West 134.88' to an iron pin set; thence North 74 degrees 19' 37" West 33.42' to an iron pin set; thence South 82 degrees 43' 49" West 156.66' to an iron pin set, the Southeast corner of Tract Three of the William Sullivan Division; thence leaving Cullum and with the East line of Tract Three North 20 degrees 21' 22" West 578.13' to the point of beginning, containing 5.08 acres, more or less.

Being the same property conveyed to Judy Ivey by Warranty Deed from James O. Dotson Jr. and Henryetta H. Dotson, Married as Tenants By The Entirety of record in Instrument No. 20170322-0027835 Register's Office for Davidson County, Tennessee, dated March 14, 2017 and recorded on March 22, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property known as: **7112 River Road, Nashville, TN 37209**

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.

WITNESS my hand this 30th day of September 2026.

JUDY IVEY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 30th day of September 2026.

[SEAL]

Notary Public

My Commission Expires: July 22, 2030

JACOB C. MCDOUGAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-22-20

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR,** 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 **September 30, 2026.**

Affiant Signature

9.30.2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of September, 2026.

Jacob C. McDougal
Notary's Signature

My Commission Expires: July 22, 2030

