Karen Johnson Davidson County
Batch# 1479120 DEEDQC
10/01/2026 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090560

This Instrument Prepared by:
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Franklin, TN 37067
Telephone: (615) 673-8337

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

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, **James Harlon Ivey and wife, 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:

Land lying in the 8th Civil District, Davidson County Tennessee and being more particularly described as follows:

Beginning at an iron pin at a 48" White Oak tree, said point being James H. Ivey, Jr.' s southwesterly corner, as of record in Book 6369, Page 73, said Register's office, said point also being James A. Tant' s northwesterly corner, as of record in Book 5162, Page 110 and Book 8526, Page 330, said Register's office, thence with the northerly line of a 22. 31 acre tract conveyed to James A. Tant, as of record in Book 10433, Page 322, and Book 10461, Page 279, said Register's office, South 45°58'04"West 31 .17 feet to an iron pin; thence leaving said northerly line and with the following new calls: North 05°34'28" West 176.75 feet to an iron pin; North 12°02' 27" West 67 .94 feet to an iron pin; North 06°56' 00" East 430.41 feet to an iron pin in the southerly line of Clarence Demoss, as of record in Book 7819, Page 586, said Register's office; thence with Demoss's southerly and westerly lines South 79°26'29" East 80.28 feet to an iron pin at an 18" Elm; thence South 07°00'46" West 88.53 feet to an iron pin at Ivey' s northwesterly corner; thence with Ivey's westerly line South 06°56'00" West 549.40 feet to the point of beginning, containing 1.04 Acres, more or less.

Being the same property conveyed to James Harlon Ivey and wife, Judy Ivey from David Wayne Johnson and wife, Tammy K. Johnson, as of record in Book 10537, Page 134, dated July 21, 1997, recorded on July 21, 1997, Registers office for Davidson County, Tennessee.

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 unimproved property located on **Indian Creek Road in 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.

JAMES HARLON IVEY

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 **James Harlon Ivey and wife, 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 7-22-2030

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

