Karen Johnson Davidson County
Batch# 1479121 DEEDQC
10/01/2026 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090561

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	100-0-56

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 H. Ivey, and wife Judy C. 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:

Tract #1:

A Tract of Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made June 19, 1978, by Robert H. Cummings, Land Surveyor Tennessee No. 693, Map 100, Parcel 13.

Beginning at a point 27. 32 feet from Indian Creek Road, the Southeast corner of said property, thence in a westerly direction, North 82 degrees 53 minutes West 441.18 feet to a point, thence in a northerly direction North 7 degrees 10 minutes 666.02 feet to a point, thence in an easterly direction North 78 degrees 26 minutes east to a point, tyence in a southerly direction South 18 degrees 06 minutes 810.56 feet to the point of a beginning, being 5.82 acres.

Tract II:

Beginning in the northerly margin of Indian Creek Road in a direct line from the North Line of a 50 foot easement located on the South Side of the property conveyed to James H. Ivey and Judy C. Ivey, et ux, from James Larrry DeMoss and wife, Susan Wray DeMoss as recorded by instrument # 20030312-0032894, dated February 3, 2003, recorded on March 12, 2003. Registers of 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 improved property known as: **7360 Indian Creek 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.

JAMES H. IVEY

JUDY C. 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 H. Ivey, and wife Judy C. 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

