Karen Johnson Davidson County
Batch# 1479127 DEEDQC
10/01/2026 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090568

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	10000006300

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, Jr., and wife Judy DeMoss 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 in the 8th Civil District of Davidson County, Tennessee, being tract No. 2 in a survey of a portion of C. A. DeMoss et ux property dated 6-15-1978 by Bob Cummings- Land Surveyor.

Beginning on the Charles Knight property line and the common corner of Tract No. 1, and tract No. 2, thence along the said Charles Knight property line North 82 degrees 53 minutes West 446.34 feet to an iron pin; thence North 6 degrees 56 minutes east along the property line of Merton C. Johnston 540.40 feet to an iron pin; thence North 78 degrees 26 minutes East 300.14 feet to an iron pin, being the common corner of Tract No. 1 and Tract. No. 2; thence south 7 degrees 10 minutes East 666.02 feet to the point of beginning, containing 5.11 acres, more or less.

Exclude to but included in on the south side of said property a 50 foot easement as described in the survey of Bob Cummings-Land Surveyor dated 6-15-1978.

Being the same property conveyed to James H. Ivey, Jr., and wife Judy DeMoss Ivey by deed from, C. A. DeMoss and wife, Mary Stephens DeMoss of record in Book 6369, Page 73, dated August 29, 1984 recorded on August 29, 1984, said Register's 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 improved property known as: **7364 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 JR.

JUDY DEMOSS 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 Jr., and wife Judy DeMoss 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

