Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
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Karen Johnson
Batch # 1481174
10/07/2026 11:46:16 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20261007-0092207

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
William Matt Irion, III and Barbara Jean Irion **3802 Abbott Martin Road** **Nashville, TN 37215**	**SAME**	**Map-116-12** **Parcel-097.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged and pursuant to Tennessee Code Annotated Section 66-1-109, BARBARA JEAN IRION (hereinafter "Grantor"), by these presents and for the purpose of creating an estate of tenancy by the entireties for herself and her husband, WILLIAM MATT IRION III, does hereby quitclaim and convey unto herself and her husband as tenants by the entirety (hereinafter "Grantees"), their successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 19 of Block "D" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 19 fronts 120 feet on the northerly side of Abbott Martin Road and runs back 148.3 feet on the westerly line and 176.9 feet on the easterly line to a dead line, measuring 110 feet thereon.

Being the same property conveyed to Grantor by Quitclaim Deed dated August 13, 2009, from William Matt Irion, III, of record in Instrument No. 20090818-0077768 in the offices of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as: 3802 Abbott Martin Road, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 6th day of October, 2026.

BARBARA JEAN IRION, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me Tommy C. Estes, a Notary Public of this County, BARBARA JEAN IRION, the within named bargainor, 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, at office, this 6th day of October, 2026.

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2028

Notary Public
My Commission Expires: 03-08-2028

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(i) [formerly Section 67-4-409(a)(3)(A)].