Karen Johnson Davidson County
Batch # 1482624 DEEDQC
10/09/2026 08:20:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261009-0092769

This Instrument Prepared by:

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Susan Lord Carnes Dumas & Joseph Sidney Dumas 604 Timber Lane Nashville, TN 37215	Susan Lord Carnes Dumas & Joseph Sidney Dumas 604 Timber Lane Nashville, TN 37215	117-02-0C- 003.00-CO

QUITCLAIM DEED

For and in good consideration, the receipt of which is hereby acknowledged, I, Susan Lord Carnes Dumas, (hereinafter referred to as "Grantor"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto Susan Lord Carnes Dumas and Joseph Sidney Dumas, as Tenants by the Entireties (the "Grantees"), their successors and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Unit No. 3 of Woodlawn Manor, Inc. Condominium (now known as Regency Park Condominium) created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated together with the carport designated number 3-A and as established by Master Deed of record in Book 3815, Page 778, as amended by Instruments of record in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994 & Instrument No. 20110525-0040197 said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, and as more particularly shown on the Plat of Regency park of record in Plat Book 3700, Page(s) 111 and 112, said Register's Office, to which reference is hereby made for a more complete description

Being the same property conveyed to Emily B. Williams, unmarried and William Royce Williams, Jr., married by Warranty Deed from Martha T. Miller (aka Martha J. Miller) of record in Instrument No. 20140721-0064482, Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 21, 2014.

Being the same property conveyed to Tammy Mellons Trustee by Quitclaim Deed from Emily B. Williams, unmarried and William Royce Williams, Jr., married of

record in Instrument No. 20160809-0082677, Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 09, 2016 and within the same deed the said Tammy Mellons, Trustee conveyed his interest in the subject property to William S. Decker, IV, married, a One-third (1/3) undivided interest, Emily B. Williams, married, a One-third (1/3) undivided interest and William Royce Williams, Jr., married, a One-third (1/3) undivided interest as tenants in common with right of survivorship.

Being the same property conveyed to Susan Lord Carnes Dumas, a married woman, by Warranty Deed from William S. Decker, IV, Emily Blair Williams and William Royce Williams, Jr., dated July 20, 2017, and recorded July 27, 2017 in Instrument No. 20170727-0076150, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 604 Timber Lane, Nashville, Tennessee 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1 day of October, 2026.

Susan Lord Carnes Dumas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janet L Layman, a Notary Public in and for said county and state, the within named Susan Lord Carnes Dumas, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of October, 2026.

NOTARY PUBLIC

JANET L. LAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: January 4, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 3/8/28

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON