Karen Johnson Davidson County
Batch# 1482678 DEEDQC
10/09/2026 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261009-0092845

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Janell M. Roy, Trustee Janell M. Roy Trust 1818 B Wildwood Avenue Nashville, TN 37212	New Owner	117 04 0R 002.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Janell Marie Roy, an unmarried woman** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Janell M. Roy, Trustee, Janell M. Roy Trust dated October 26, 2015** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1818 WILDWOOD HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1818 WILDWOOD HOMES, a Horizontal Property Regime, of record in Instrument No. 20131223-0129563, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to **Janell Marie Roy, an unmarried woman**, by Warranty Deed dated February 11, 2026, from **Lewis C. Thompson, an unmarried man**, recorded in Instrument number 20260217-0012597, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1818-B Wildwood Ave, Nashville, TN 37212**.

Janell Marie Roy and **Janell M. Roy** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 7th day of October 2026.

Janell Marie Roy

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 **Janell Marie Roy**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October 2026.

Notary Public

My Commission Expires:
12/13/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day of October 2026.

Notary Public

My Commission Expires:
12/13/27

Certificate of Authenticity

I, **Aaron B. Morales**, 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 October 7, 2026.

Affiant Signature

October 7, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of October 2026.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028