QUITCLAIM DEED *to Create a Joint Tenancy, R.O.S.*

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 15 day of OCTOBER, 2026

NOTARY PUBLIC

My Commission Expires: 09-05-2028

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1485194 DEEDQC
10/16/2026 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261016-0094966

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Cle'shea Crain, Karen Lee Crain 1305 Cunningham St. Old Hickory, TN 37138	New Owners	053 02 0 / 019.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid, and the express purpose of creating a Joint Tenancy with the Rights of Survivorship, (See ***Bryant v. Bryant***, 522 S.W.3d, 392, (Tenn. 2017)), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Cle'shea Crain**, unmarried, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

Cle'shea Crain , and **Karen Lee Crain** the GRANTEES herein, as ***Joint Tenants with the Right of Survivorship***, and **NOT** as **Tenants in Common**, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

BEING Lot No. 305, Section "C-2", Village of Old Hickory, as shown on plan recorded November 10, 1959, Book 1835, Page 29, in Register's Office for Davidson County, Tennessee; fronting 92.0 feet on Cunningham Street, containing 0.14 acres, more or less.

BEING all the same property conveyed to Cle'shea Crain by deed from the Estate of Julia Martina Crain, of record as Instrument Register's Office for Davidson County, Tennessee. ----------

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 1305 Cunningham St., Old Hickory, TN 37138.

Witness my hand this 15th day of OCTOBER, 2026.

Cle'shea Crain

Cle'shea Crain

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Cle'shea Crain the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 15 day of OCTOBER, 2026.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Oct 15 2026.

Leroy Johnston Ellis, IV, Affiant

Oct 15, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 15th day of October, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2026

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com