After recording, return document
and send future tax statements to:
Lynn E Cadabra
137 Oak Valley Dr.
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 606855 DEEDQC
04/05/2021 01:30:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210405-0044107

This instrument prepared by:
George and Lou Pearson
137 Oak Valley Dr.
Nashville, TN 37207

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 1st day of April , 2021 between the grantor,
George I. Pearson, a married man, 137 Oak Valley Drive,Davidson County, Nashville,TN 37207
and
Lou E. Pearson, a married woman,137 Oak Valley Drive,Davidson County, Nashville,TN 37207

and the grantee,
Lynn E. Slusher Cadabra, a single woman
4016 Drakes Branch Rd, Davidson County
Nashville, TN 37218

WITNESSETH, that in consideration of the sum of
$1 (one dollar) and other valuable consideration
in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:
See Exhibit A

Parcel ID: 060 03 0 1 1 9 00
Commonly known as: 137 Oak Valley Drive, Nashville, TN 37207
Source of title:
Being the same property conveyed to George I. Pearson and Lou E. Pearson by deed dated 10/26/1976 in Deed Book 5083 Page 341 in the ROD office for DAVIDSON County, TN.

THIS CONVEYANCE is made subject to:
All applicable restrictions, easements, building setback, lines and conditions of record, including but not limited to those in the Register of Deeds' office for DAVIDSON County, Tennessee.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: George I. Pearson
Print name: George I. Pearson
Capacity: GRANTOR

Signature: Lou E. Pearson
Print name: Lou E. Pearson
Capacity: GRANTOR

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Davidson

On this 1st day of April, 2021, before me personally appeared Goerge I. Pearson and Lou E. Pearson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that Persons executed the same as Persons free act and deed.

Signature: _____
Print name: Aundra Brown
Title: Notary
My commission expires: 11/08/2022

AUNDRA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

George I Pearson & Lou E. Pearson
Signature

George I. Pearson & Lou E. Pearson
Print name

SUBSCRIBED AND SWORN TO before me this 1st day of April, 2021.

Signature:
Print name: Aundra Brown
Title: Notary
My commission expires: 11/08/2022

AUNDRA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Exhibit A

BEGINNING on Lot No. 70 on the Plan of Oak Park Subdivision as of record in Book 5083 page 341, Register's Office for said County.
Said Lot No. 70 fronts 107 feet on the northerly side of Oak Valley Drive and extends back 177.75 feet on the westerly line and 182.92 feet on the easterly line, which is a broken line to a dead line in the rear measuring 55.84 feet thereon.

The above description is the same as the prior deed of record, no boundary survey having been made at the time of this conveyance.

The aboved described lot is identified as Lot No.70 on a survey plat dated October, 26, 1976 prepared by STEPHENSON, LACKY AND WAITE