THIS INSTRUMENT PREPARED BY:
Law Office of Shannon Walker, PLLC
4525 Harding Pike, Suite 200
Nashville, TN 37205
(615) 345-0227

Karen Johnson Davidson County
Batch# 1000227 DEEDQC
05/05/2023 11 55 53 AM 7 pgs
Fees $37 00 Taxes $0 00

20230505-0033566

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $0.00.

John Russell Holman
AFFIANT

Subscribed and sworn to before me this 5th day of April 2023.

Shannon D. Walker
Notary Public
My Commission Expires: March 3, 2025

SHANNON D WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number
Brenda McClearen, et vir 4228 Brush Hill Road Nashville, TN 37216	New Owner	#062 09 0 027.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that MARTHA C. SANFORD, KAREN C. HADEN and KIMBERLY C. GRIGGS (Karen C. Haden and Kimberly C. Griggs being the heirs at law of HAROLD C. COLE, deceased), GARY E. RUSSELL, and RICHARD D. RUSSELL, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby remises, releases and quitclaims unto, BRENDA MCCLEAREN and husband, JAMES HUBBARD, their heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Land in the 11th District of said County, being the southerly part of Lot No. 8 of Block "I" and a 25-foot strip adjacent to and south of said Lot No. 8, as shown on plan of Jackson Park, Section 3, not of record, described together according to a survey made by Z. J. Wilkinson, Surveyor, September 1, 1950, as follows: Beginning on the westerly margin of Brush Hill Road at a point 138 feet south of the corner of Lots Nos. 7 and 8; thence westwardly 279 feet to a point in the easterly line of the property conveyed to William Carter Story and wife, by deed from Jackson Realty Company, Inc., of record in Book 1733, page 217, Register's Office for said County, said point being 100 feet south of the corner of Lots Nos. 7 and 8; thence South 26° 45′ east 100 feet to the center of Riverwood Drive, now

abandoned; thence with the center of said abandoned drive, North 89° 30′ east 210 feet to the westerly margin of Brush Hill Road; thence with the same, northwardly 175 feet to the beginning, and also a V shape part of Lot 8 lying between Brush Hill Road, abandoned and New Brush Hill Road and also lying immediately north of Riverwood Drive, abandoned.

Being the same property part of which was conveyed to MARTHA C. SANFORD, HAROLD C. COLE, GARY E. RUSSELL and RICHARD D. RUSSELL by Affidavit of Heirship, being the heirs at law of of Robert G. Cole, deceased, dated March 10, 2021, of record in Instrument No. 20210325-0039733, Register's Office for Davidson County, Tennessee. The said Harold C. Cole having died on or about July 10, 2022 and survived by his heirs at law, Karen C. Haden and Kimberly C. Griggs.

Being the same property conveyed to ROBERT G. COLE and wife, LETITIA S. COLE, from WILLIAM D. CASTLEMAN, trustee, by Quitclaim Deed, dated February 18, 1987, of record in Book 7142, Pages 659-660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ROBERT G. COLE from LUCILLE D. WEISS, a widow, by deed, of record in Book 6757, Page 913, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 3901 Brush Hill Road, Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This instrument is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26 day of April 2023.

Martha C. Sanford by
[signature] as Attorney-In-Fact for
Martha C. Sanford

MARTHA C. SANFORD
by Timothy D Sanford as Attorney-In-Fact for
Martha C Sanford

STATE OF INDIANA)
COUNTY OF Monroe)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TIMOTHY D. SANFORD on behalf of MARTHA C. SANFORD, Principal, as her Attorney-In-Fact pursuant to a Durable General Power of Attorney executed by her on September 16, 2016, of record in Instrument No. 20210322-0037538, in the Regester's Office for Davidson County, Tennessee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he, having the authority under said Durable General Power of Attorney, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand at office, this 26th day of April 2023.

Michelle D Kidd
Notary Public

My Commission Expires: 11-19-2030

NOTARY PUBLIC SEAL INDIANA
MICHELLE D KIDD
Notary Public, State of Indiana
Greene County
Commission Number NP0660748
My Commission Expires
November 19, 2030

WITNESS my hand this 26th day of April 2023.

KAREN C. HADEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KAREN C. HADEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand at office, this 26th day of April 2023.

Notary Public

My Commission Expires: Jan. 6, 2025

JOHN R. MILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WITNESS my hand this 26th day of April 2023.

KIMBERLY C. GRIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KIMBERLY C. GRIGGS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand at office, this 26th day of April 2023.

Notary Public

JOHN R. MILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 6, 2025

WITNESS my hand this 27 day of April 2023.

GARY E. RUSSELL

STATE OF FLORIDA)
COUNTY OF Manatee)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GARY E. RUSSELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand at office, this 27 day of April 2023

Notary Public

My Commission Expires: May 20, 2024

SASHA CHANCEY
Notary Public, State of Florida
Commission# GG 974512
My comm expires May 20, 2024

WITNESS my hand this 11th day of April 2023.

RICHARD D. RUSSELL

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, RICHARD D RUSSELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained

WITNESS my hand at office, this 11th day of April 2023.

Notary Public

My Commission Expires 2/21/27

BILLY McPETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires Feb. 21, 2027