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PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1053752 DEEDQC
09/25/2023 12 00 44 PM 2 pgs
Fees $12 00 Taxes $0 00
20230925-0075115

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 15th day of September, 2021.

Notary Public: _____
My Commission Expires.

ADDRESS OF NEW OWNER:
Lori Carroll
200 32nd Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
053-12-0-192 00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, WE, **Judy A. Bartlett, Evelyn Faye Holder, Betty Lou Carter, Melvin E. Blaylock, and Lori Ann Carroll, Candace Thomas (AKA Candace Michelle Williams) and Sherrie Claiborne Pancake (AKA Sherry Dawn Williams),** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **Lori Ann Carroll,** (hereinafter referred to as "**GRANTEES**") their heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

Being part of the northerly 250 feet of Lot 25, Section 2, Life & Casualty Plan of Dabbs & Elliott Subdivision property, Old Hickory, Tennessee, and which portion here conveyed is more particularly described as follows, to wit

BEGINNING at a point at the Northwest corner of the property heretofore conveyed to H B McCormick, et ux, by deed from J E Clay, et ux, appearing of record in Book 1629, page 171, RODC, Tennessee, thence North along the Easterly margin of 32nd Street, a distance of 60 feet to a point, thence East and parallel with the Northerly margin of said property heretofore conveyed to H E McCormick et ux, a distance of 179 feet to a point, thence in a Southerly direction 60 feet to a point to the Southeast margin of said property conveyed to H B McCormick et us, by said J E Clay, et ux, thence in a Westerly direction and along the Northerly margin of said property a distance of 179 feet to the Easterly margin of 32nd Street, to the point or place of beginning

BEING the same property conveyed to William Claude Deckard, unmarried, by Warranty Deed from Kirby Clifton and wife, Pauline L Clifton, dated February 15, 1967, of record in Book 4103, page 838, Register's Office for Davidson County, Tennessee AND being the same property conveyed to William C Deckard and wife, Nellie Mae Deckard by Quitclaim Deed from William C Deckard and James R Everett, Jr , Trustee, dated February 5, 1977, of record in Book 5222, page 592, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Judy A Bartlett, Evelyn Faye Holder, Betty Lou Carter, Melvin E Blaylock, and Lori Ann Carroll, a one sixth (1/6) interest each, Candace Michelle Williams and Sherry Dawn Williams, a one twelfth (1/12) interest each by Quitclaim Deed from William C Deckard and Nellie Mae Deckard, reserving unto themselves a Life Estate interest and conveying a one half (1/2) interest into said property, dated December 18, 2008, of record in Instrument No 20081219-0121312, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Judy A Bartlett, Evelyn Faye Holder, Betty Lou Carter, Melvin E Blaylock, and Lori Ann Carroll, a one sixth (1/6) interest each, Candace Michelle Williams and Sherry Dawn Williams, a one

twelfth (1/12) interest each by Quitclaim Deed from William C Deckard and Nellie Mae Deckard, reserving unto themselves a Life Estate interest and conveying a one half (1/2) interest into said property, dated January 2, 2009, of record in Instrument No 20090105-0000771, Register's Office for Davidson County, Tennessee William C Deckard having since died December 6, 2009 and Nellie Mae Deckard having since died March 6, 2022 relinquishing said Life Estate interest

This is unimproved property knows as 200 32nd Street, Old Hickory, TN 37138

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

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 15th day of September 2023.

Lori Ann Carroll

Sherrie Claiborne Pancake

Candace Thomas

Melvin E. Blaylock

Betty Lou Carter

Evelyn Faye Holder

Judy A Bartlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lori Ann Carroll, Sherrie Claiborne Pancake, Candace Thomas, Melvin E. Blaylock, Betty Lou Carter, Evelyn Faye Holder and Judy A Bartlett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 15th day of September 2023.

NOTARY PUBLIC

PONDA CULBERSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

My Commission Expires: