Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1136100
05/16/2024 02:28:38 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240516-0036484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 9th day of May 2024.

Brian Payne, Notary Public
My commission expires: September 7, 2026

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
David L. Condra Sarah E. Sisk Condra 3027 New Natchez Trace Nashville, TN 37215	New Owner	117-02-56

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **David L. Condra, married.** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **David L. Condra and Sarah E. Sisk Condra, husband and wife,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Resubdivision of Lot 10 and part of Lot 11 of A Development of Stokes Tract, recorded June 19, 1980, of record in Book 5190, page 422, Register's Office for said County, and more particularly described according to a survey done by Barry Greer and Associates, Registered Land Surveyors, as follows:

Beginning at a point in the west right of way of New Natchez Trace, said point being 420.0 feet northerly, as measured along said right of way, from its intersection with the north right of way of Golf Club Lane, and proceeding as follows: Leaving said right of way of New Natchez Trace. North 85°56' West, 165.95 feet to a point; thence North 03°28' East, 99.38 feet to a point; thence South 85°22' East 30.16 feet to a point; thence North 07°30' East, a distance of 90.27 feet to a point; thence South 61°22 East a distance of 191.18 feet to a point in said right of way; thence with said right of way in a southerly direction with the curve to the left having a radius

of 270.24 feet a distance of 119.08 feet to the beginning.

Being the same property conveyed to David L. Condra and wife, Helena E. Condra, as tenants in common, by Quitclaim Deed from William E. Blackstone, Trustee, further being the same property conveyed to William E. Blackstone Trustee by David L. Condra and wife, Helena E. Condra of record in Instrument No. 20051209-0148528, dated November 30, 2005, and recorded on December 9, 2005, said Register's Office.

Helena E. Condra having died November 27, 2021. Her interest in the subject property having passed to David L. Condra as the Beneficiary of the Estate of Helena E. Condra. The Last Will and Testament of Helena E. Condra, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. #22Pl 07, directed the subject property to be administered as part of the Estate, subject to the control of the Personal Representative, David L. Condra who executed the Deed pursuant to the authority granted to the Personal Representative to convey real property as contained in the Will of Helena E. Condra of record in Case No. #22Pl07, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and who executed the Deed in his individual capacity and as the Heir of the Estate of Helena E. Condra.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is an improved property known as 3027 New Natchez Trace, Nashville, TN 37215.

Witness our hand this 9th day of May 2024.

David L. Condra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David L. Condra**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May 2024.

Brian Payne, Notary Public

My commission expires: September 7, 2026

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON