Prepared and Return to:
Amy Cross Nance Attorney At Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

Karen Johnson Davidson County
Batch# 1220993 DEEDQC
12/27/2024 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100655

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December,2024.

Notary Public
My Commission Expires: 3/1/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Sara Strasser **3579 Mullins Rd** **Arrington, TN 37014**	**Same**	**147 15 0 041.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Sara Katherine Strasser, Dorothy Marie Garner and Frances Pauline Pomeroy, Co-Trustees of the Robert Edward McArthur Trust established by his Last Will and Testament have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto a one fourth interest each to Sara Katherine Strasser, Dorothy Marie Garner and Frances Pauline Pomeroy and a six and 25/100th (6.25%) interest each to Vivian Davis, Susan Bolin, Alyssa Pendergrast, and Harry Whitehead Marlin, III, the issue of Shirley Ann Farrer their heirs and/or assigns, the entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee being Lot No. 241 on the Plan of Whispering Hills, Section 11-B of record in Book 2331, page 155, Register's Office for Davidson Cunty Tennessee.

Said Lot No. 241 fronts 181 feet on the northerly margin of Watsonwood Drive and extends back northwardly 216.2 feet on the westerly side and 234.3 feet on the easterly side to a dead line in the rear measuring a total of 102 feet.

Being the Same property conveyed to Robert Edward McArthur and wife Madeline G. McArthur by deed from Pete Turner and Addie R. Turner of record in Book 2694, page 182, Register's Office for Davidson County, Tennessee. Madeline G. McArthur died on January 13, 2003 leaving Robert Edward McArthur as the surviving tenant by the entireties. Robert Edward McArthur died on November 2, 2014 intestate but his Last Will and Testament was admitted as Muniment of Title to Real Estate File No. 15P-17 Seventh Circuit Court for Davidson County, Tennessee and recorded in Instrument No. 201510258-0008300 Register's Office for Davidson County, Tennessee. Last Will and Testament devised property to Sara Katherine Strasser, Dorothy Marie Garner, Frances Pauline Pomeroy and a trust for the benefit of Shirley Ann Farrer for her life. Shirley Ann Farrer died on July 1, 2024. Last Will

and Testament stated that Trustees shall distributed her share to her living issue who are Vivian Davis, Susan Bolin, Alyssa Pendergast and Harry Whitehead Marlin, III as evidenced by Affidavit of record in Instrument No 202412270100654 Register's Office for Davidson County, Tennessee.

This is improved property known as 568 Watsonwood Drive, Nashville, TN 37211

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

WITNESS my hand this 27th day of December, 2024

Robert Edward McArthur Trust

By: Sara Katherine Strasser
Sara Katherine Strasser, Co-Trustee

By: Dorothy Marie Garner
Dorothy Marie Garner, Co-Trustee

By: Frances Pauline Pomeroy
Frances Pauline Pomeroy, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Sara Katherine Strasser,_ Dorothy Marie Garner, Frances Pauline Pomeroy with whom I am personally acquainted, and who acknowledged themselves to be the Co-Trustees of Robert Edward McArthur Trust the within named bargainor, and as such Co-Trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of_ Robert Edward McArthur Trust

Witness my hand, at office, this 27th day of December 2024.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/7/27

I, Amy Carr Nix, do hereby make oath that I am a licensed attorney and/or the 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 this 27th day of December 2024

Dated December 27, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Carr Nix who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 27th day of December, 2024

My commission expires: 3/11/25

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL