Karen Johnson Davidson County
Batch # 1234737 DEEDQC
02/06/2025 09:48:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250206-0009016

This instrument was prepared by:
Tony Carter Todd
410 Watercress Dr.
Franklin, Tn 37064

Once recorded, return to:
Tony Carter Todd
410 Watercress Dr.
Franklin, Tn 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Tony C. Todd, Affiant
Subscribed and sworn before me this the
6 Day of February, 20 25.
Brandi Weis, Deputy Register

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One ($1.00) US Dollars ($ 1.00) in hand, paid to Tony Carter Todd, a married individual with an address of 410 Watercress Dr., Franklin, Tn 37064 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Deborah Proctor Todd and Tony Carter Todd, a married couple with an address of 410 Watercress Dr., Franklin, Tn 3704 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 09306403700

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Tony Carter Todd

Address: 410 Watercress Dr., Franklin, Tn 37064

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever. TCT

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Tony C. Todd Date: JAN. 31, 2025

Printed Name: Tony C. Todd

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: _____

Printed Name: _____

2nd Witness Signature: _____ Date: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Williamson)

On January 31st 2025 before me, Claudia Paola Membreno Melendez,
personally appeared Tony C Todd,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Claudia Paola Membreno Melendez

My Commission Expires 01/24/2028

(Seal)

CLAUDIA PAOLA MEMBRENO MELENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being a part of Lot No. 22 on the First Plan of Davidson Academy Lots as of record in Book 21, page 3 Register's Office for said County, described according to an owner's survey made by T. R. Sanford, Surveyor, March 20, 1960, as follows: Beginning at a spike located in the easterly margin of 4th Avenue South at the common corner of Lots No. 21 and 22 on said plan and located 198 feet southerly from the southeast intersection of said 4th Avenue South with Broad Street; thence easterly with the line between said two lots 159 feet 3-5/8 inches to an iron pin located on top of wall at the common corner of Lots No. 11, 12, 21 and 22 on said plan; thence southerly with the line between said Lots No. 12 and 22, 40 feet to an iron pin located at the northeast corner of the terminus of a 12 foot passageway; thence westerly with the northerly terminus of said passageway 12' to an iron pin located at the northwest corner of the terminus of said passageway; thence southerly 1 foot 4-1/2 inches with the westerly line of said passageway to an iron pin located at the northeast corner of the property conveyed to Hoyte L. Pratt, et ux, by deed of record in Book 1630, page 391, said Register's Office; thence westerly with said Pratt's northerly line 147 feet 3-5/8 inches to an iron pin located at th northwest corner of said Pratt's property in the easterly margin of said 4th Avenue South; thence northerly with the easterly margin of said 4th Avenue South, 41 feet 4-1/2 inches to the beginning. Being the same property conveyed to John J. Todd, 111, Tony Carter Todd (erroneously referred to as Tory Carter Todd) and Allisc Todd Parish by Quitclaim Deed from Third National Bank in Nashville, as Trustee, of record in Book 5863, Page 346 said Register's Office. Physical address: 114 4th Avenue S., Nashville, TN, Davidson County, Tennessee. Map and Parcel ID: 093 06 4 / 037.00.

Current Source of Title
Book 5945 Page 666