QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1234792 DEEDQC
02/06/2025 11:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250206-0009093

File #24-PA-0506-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF FEB., 20 25.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CAROLYN CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judith A. Weidner Family Trust	**Same as New Owner**	
(NAME)	(NAME)	**061 06 0 025.00**
506 Broadmoor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA FERRELL HINSHAW,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **WILLIAM R. MCCARTY, III, TRUSTEE, U/A/D AUGUST 31, 2011 OF THE JUDITH A. WEIDNER FAMILY TRUST AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Gra-Mar Acres, not of record, described according to a survey made by Barge-Waggoner, Inc., Engineers, January 10, 1956, as follows:

Beginning on the southerly margin of Broadmoor Drive at the northwest corner of Lot No. 151 on the Plan of Gra-Mar Acres, Section 9, as of record in Book 2330, Page 64, Register's Office for said County; thence with the westerly line of Lot No. 151, being also the easterly line of said Lot No. 175, south 12 deg. 49' east 241.50 feet; thence north 89 deg. 07' west 61.08 feet to an iron pin; thence north 3 deg. 31' east 39.65 feet; thence north 89 deg. 13' west 118.15 feet to an iron pin at the corner of Lots Nos. 174 and 175 as shown on said unrecorded plan; thence with the line between said two lots, north 8 deg. 21' west 168.20 feet to an iron pin on the southerly margin of Broadmoor Drive; thence with the same eastwardly 150 feet to the beginning.

Being the same property conveyed to Willie B. Ferrell and wife, Billie R. Ferrell by Warranty Deed from Lowell W. Tabor and wife, Viola K. Tabor, of record in Book 3670, Page 417, in the Register's Office for Davidson County, Tennessee, dated October 31, 1963 and recorded on December 11, 1963.

Further being a portion of the same property intended to be conveyed to Judith A. Weidner, a single person, by Warranty Deed from Willie B. Ferrell and wife, Billie R. Ferrell, of record in Book 9909, Page 816, in the Register's Office of Davidson County, Tennessee, dated December 12, 1995 and recorded on January 5, 1996.

The said Willie B. Ferrell having since died on February 11, 2012, and the said Billie R. Ferrell (also known as Billie Virginia Ferrell) having since died on February 17, 2012, leaving the herein named Grantor, Donna Ferrell Hinshaw as her sole heir at law, per Affidavits of Heirship of record in Book 3590, Page 317 and Book 3590, Page 318, in the Register's Office for Sumner County, Tennessee, copies of which are attached as Exhibits A & B hereto. The herein referenced property having been inadvertently omitted from the above-referenced

conveyance in Book 9909, Page 816, in the Register's Office of Davidson County, Tennessee, the said Donna Ferrell Hinshaw hereby executes this deed to convey any and all interest she may have in said property as the sole heir at law of Billie R. Ferrell (also known as Billie Virginia Ferrell).

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 506 Broadmoor Drive, Nashville, TN 37216.

Witness my/our hand(s) this the 5 day of FEBRUARY, 2025.

Donna Ferrell Hinshaw

Donna Ferrell Hinshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of FEBRUARY, 2025, before me personally appeared Donna Ferrell Hinshaw, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of FEBRUARY, 2025.

C Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Judith A. Weidner
506 Broadmoor Drive
Nashville, TN 37216

Prepared by:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 295JF

Re:
312 Jackson Road
Goodlettsville, TN 37072
Sumner County, Tennessee

EXHIBIT A

11:8

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 784568 Instrument #: 1014929
Rec'd: 10.00 Recorded
State: 0.00 6/7/2012 at 11:00 AM
Clerk: 0.00 in Record Book
Other: 2.00 3590
Total: 12.00 Pgs 317-317

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned Affiants, after being duly sworn, hereby state as follows:

5. I am a citizen of Goodlettsville, Davidson County, Tennessee and have been acquainted for more than 40 years with the family situation of Billie Virginia Ferrell, now deceased.

6. The Decedent, Billie Virginia Ferrell, was a long time resident of Sumner County, Tennessee, residing at 312 Jackson Road, Goodlettsville, Tennessee at the date of her death.

7. The Decedent died on February 17, 2012.

8. The Decedent was NOT married to at the time of her death, and had only one child.

- Donna Ferrell Hinshaw - dob 10-26-48
- N/A - dob N/A
- N/A - dob N/A

ENTERED
John C. Isbell
Property Assessor
JUN 07 2012
6th 1430. D-20
Map_Gp_Ctl_Par_

This affidavit is given for informational purposes.

Further the Affiant saith naught.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant Dannie R. Heavener

Date: 5-9-12

STATE OF TENNESSEE)
COUNTY OF Davidson)

Comm. Expires: 7-6-2015

Sworn and subscribed before me this the 9th day of May 2012.

Judy Turner

EXHIBIT B

Prepared by:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 295JF

Re:
312 Jackson Road
Goodlettsville, TN 37072
Sumner County, Tennessee

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 784568 Instrument #: 1014930
Rec'd: 10.00 Recorded
State: 0.00 6/7/2012 at 11:00 AM
Clerk: 0.00 in Record Book
Other: 2.00 3590
Total: 12.00 Pgs 318-318

ENTERED
John C. Isbell
Property Assessor
JUN 07 2012
Map_Gp_Ch_Par_

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)

COUNTY OF Davidson)

6th 1430. D. 20

The undersigned Affiants, after being duly sworn, hereby state as follows:

1. I am a citizen of Goodlettsville Davidson County, Tennessee and have been acquainted for more than 40 years with the family situation of Billie Virginia Ferrell, now deceased.
2. The Decedent, Billie Virginia Ferrell, was a long time resident of Sumner County, Tennessee, residing at 312 Jackson Road, Goodlettsville, Tennessee at the date of her death.
3. The Decedent died on February 17, 2012.
4. The Decedent was NOT married to at the time of her death, and had only one child.
   - Donna Ferrell Hinshaw - dob 10-26-48
   - N/A - dob N/A
   - N/A - dob N/A

This affidavit is given for informational purposes.

Further the Affiant saith naught.

JUDY TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Deborah G. Heavener
Affiant Deborah G. Heavener

Date: 5-9-12

STATE OF TENNESSEE)

COUNTY OF Davidson)

Sworn and subscribed before me this the 9th day of May 2012.

Comm. Expires: 7-6-2015

Judy Turner

LE

True Copy Certification

I, John W. Bishop, 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 the 5 day of Feb., 2025.

Affiant Signature
Date 2/5/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of Feb., 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026