QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1235247 DEEDQC
02/07/2025 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250207-0009453

File #24-PA-0506-P

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Lake

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: November 08, 2025

(AFFIX SEAL)

SUINDA MACHUCA
Notary Public, State of Ohio
My Commission Expires
November 08, 2025

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	**Same as New Owner**	
(NAME)	(NAME)	
506 Broadmoor Drive		**061 06 0 025.00**
(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, **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 Grantor(s), by these presents do/does hereby quitclaim unto **JUDITH A. WEIDNER, A SINGLE PERSON,** 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:

Tract I:

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.

Tract II:

Land in the 12th Civil District of Davidson County, Tennessee, being the Northerly 40 feet of Lot No. 2 on the Map showing SUBDIVISION OF PART OF THE WILLIAM BRADFORD LAND as of record in Book 547, Page 91, in the Register's Office for said County, more particularly described as follows:

Beginning at the iron pin located on the East line of said Lot No. 2, at a point on said East line 305 feet North of the Southeast corner of said Lot No. 2 (said corner being located on the Northerly side of Maplewood Lane); thence from said iron pin Northerly along said East line 40 feet to the Southerly line of the property previously conveyed from Wisdom Lundry and wife, to Sweeney Clark Realty Co. by deed of record in Book 2394, page 589 said Register's Office; and thence running with said line 175 feet along the Westerly to the Northeast corner

of Lot No. 2; thence running Southerly 40 feet along the West line of Lot No. 2 to an iron pin on the said line; thence Easterly 175 feet to the point of beginning.

Included in the above description, but expressly excluded here from, is a small tract of land, more fully described as follows: Beginning 115 feet West of an iron pin located on the East line of said Lot No. 2 at a point on said East line 305 feet North of the Southeast corner of said Lot No. 2 (said corner being located on the Northerly side of Maplewood Lane); thence from said point West 60 feet to a point; thence North 40 feet to a point; thence East 60 feet; thence South 40 feet to the point of beginning.

Being a portion of 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 (as to Tract I).

Being a portion of 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 4655, Page 443, in the Register's Office for Davidson County, Tennessee, dated October 16, 1972 and recorded on November 14, 1972 (as to Tract II).

Further being a portion of the same property 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 05, 1996 (as to Tract II).

Further being a portion of the same property conveyed to Lucy Joan Mansell, Trustee, U/A/D June 27, 2001 of the Mansell Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, a one-half (1/2) interest, by Quitclaim Deed from Judith A. Weidner, a single person, of record in Instrument No. 20010628-0068575, in the Register's Office of Davidson County, Tennessee, dated June 27, 2001 and recorded on June 28, 2001 (as to Tract II).

Further being a portion of the same property conveyed to Judith A. Weidner, Trustee, U/A/D June 27, 2001 of the Weidner Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, a one-half (1/2) interest, by Quit Claim Deed from Judith A. Weidner, a single person, of record in Instrument No. 20010628-0068576, in the Register's Office of Davidson County, Tennessee, dated June 27, 2001 and recorded on June 28, 2001 (as to Tract II).

Further being a portion of the same property conveyed to Judith A. Weidner, Trustee, U/A/D August 31, 2011 of the Judith A. Weidner Family Trust and any Successors in Trust, and any amendments thereto, a one-half (1/2) interest and maintaining a life estate interest for Grantor, by Quit Claim Deed from Lucy Joan Mansell, Trustee, U/A/D June 27, 2001 of the Mansell Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, of record in Instrument No. 20210210-0018730, in the Register's Office of Davidson County, Tennessee, dated February 01, 2021 and recorded on February 10, 2021 (as to Tract II). (Also see Certification of Trust recorded in Instrument No(s). 20110906-0068666 and 20110906-0068667, in the Register's Office of Davidson County, Tennessee. The said Judith A. Weidner having since resigned as Trustee of the Judith A. Weidner Family Trust in favor of William R. McCarty, III.)

Further being a portion of the same property conveyed to 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, and maintaining a life estate interest for Lucy Joan Mansell, by Quit Claim Deed from Judith A. Weidner, Trustee, U/A/D June 27, 2001 of the Weidner Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, of record in Instrument No. 20210521-0069064, in the Register's Office of Davidson County, Tennessee, dated May 05, 2021 and recorded on May 21, 2021. The said Lucy Joan Mansell died on May 26, 2023 (as to Tract II).

Further being a portion of the same property conveyed to 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, by Quitclaim Deed from Donna Ferrell Hinshaw (heir at law of Willie B. Ferrell and Billie R. Ferrell), of record in Instrument No. 20250206-0009093, in the Register's Office of Davidson County, Tennessee (as to Tract I).

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 6th day of February, 2025.

Judith A. Weidner Family Trust U/A/D August 31, 2011 and any amendments thereto

By: _____
William R. McCarty, III

STATE OF Ohio

COUNTY OF Lake

On this 6th day of February, 2025, before me personally appeared William R. McCarty, III, Trustee of the Judith A. Weidner Family Trust U/A/D August 31, 2011 and any amendments thereto, to me known (or proved to me on the basis of satisfactory evidence) to be the described in and who executed the foregoing instrument, and who acknowledged the execution of same to be such person's free act and deed.

Witness my hand, at office, this 6th day of February, 2025.

_____
Notary Signature
My commission expires: November 08, 2025

NOTARIAL SEAL
STATE OF OHIO

SUINDA MACHUCA
Notary Public, State of Ohio
My Commission Expires
November 08, 2025

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

True Copy Certification

I, **Megan Paulus,** 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 7th day of February, 2025.

Megan Paulus
Affiant Signature
Date 2/7/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 02-06-26

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