This instrument was prepared by
Thomas J Dement II
Attorney at Law
750 Old Hickory Blvd
Building One, Suite 200
Brentwood, TN 37207
615-255-7722

The preparer of this deed makes no representation as to title only that this deed was properly transcribed from information provided by the parties

Karen Johnson
Batch # 1236732
02/13/2025 08 47 42 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250213-0010892

Address New Owner as Follows	Send Tax Bills to	Map-Parcel-Group Numbers
Charles Ray McClelland And wife, Sherri Gaye McClelland 5194 Highway 12 Nashville, TN 37218	Same as New Owner	Map 67 Parcel 19

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that CHARLES RAY MCCLELLAND, Husband, and Wife, SHERRI GAYE MCCLELLAND, for and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby convey, remise, release and forever quitclaim unto CHARLES RAY MCCLELLAND, Husband, and Wife, SHERRI GAYE MCCLELLAND, as tenants by the entirety, their successors, and assigns, all of their right, title and interest, in and to a certain lot of land in Davidson County, Tennessee, described as follows.

Tract 1: 5194 Highway 12, Nashville, TN 37218. Tax Map and Parcel Numbers: Map 67 Part of Parcel Number 19.

Land in the 13th, formally the 25th Civil District of Davidson County, Tennessee, described according to a survey made by Winston Gaffron, Jr , Tennessee Registration No 1070, dated July 12, 1995, as follows

BEGINNING at an iron pin in the northerly right-of-way of State Highway No 12, being the southeast corner of John B Holley, thence with the easterly lines of John B Holley, N 17 degrees 20 minutes 39 seconds, W, 658 30 feet to an iron pin and N 18 degrees 14 minutes 23 seconds W, 635 00 feet to an iron pin, thence with the lines of Ray McClelland, N 70 degrees 37 minutes 06 seconds E, 92 00 feet to an iron pin, S 18 degrees 14 minutes 23 seconds E, 635 00 feet to an iron pin and N 70 degrees 37 minutes 06 seconds E 197 00 feet to an iron pin, thence with the westerly line of Clarence E Odle, S 09 degrees 46 minutes 43 seconds E 652 44 feet to an iron pin; thence with the northerly right-of-way of State Highway No 12, S 66 degrees 31 minutes 16 seconds W 204 08 feet to the beginning, containing 5 01 acres, more or less.

Being a part of the same property conveyed to Charles Ray McClelland and wife, Sherri G McClelland by Quitclaim Deeds of record in Book 9448, Page 344, Book 9320, Page 670 and Book 9297, Page 418, all in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND UPON PROPERTY DESCRIBED ABOVE SERVING REMAINING PROPERTY BELONGING TO CHARLES RAY McCLELLAND AND WIFE, SHERRI G McCLELLAND THE CENTERLINE OF SAID INGRESS AND EGRESS EASEMENT IS DESCRIBED AS FOLLOWS.

BEGINNING at a point in the northerly right-of-way of State Highway No 12, being N 66 degrees 31 minutes 16 seconds E. 12 00 feet from the southeast corner of John B Holley, thence N 14 degrees 44 minutes 08 seconds, W 262 54 feet, thence N 03 degrees 45 minutes 21 seconds E 149 40 feet, thence N 18 degrees 18 minutes 21 seconds W 176 73 feet, thence N 14 degrees 23 minutes 21 seconds W 167 53 feet and N 52 degrees 14 minutes 27 seconds E 7 71 feet to a point in the westerly line of Ray McClelland, as described by Winston Gaffron, Jr , Tennessee Land Surveyor, Registration No 1070, dated July 25, 1995

This is improved property known as 5194 Ashland City Highway, Nashville, TN 37218

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

Tract 2 : 5194 Highway 12, Nashville, TN 37218. Tax Map and Parcel Numbers: Map 67 Part of Parcel Number 19.

Land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, described according to a survey made by John Setters, as follows

Beginning on the northerly margin of the new Hydes Ferry Pike, or State Highway No 12 (Ashland City Highway), at the southeast corner of the Rance Hyde property, thence with his easterly line, north 22 ½ degrees west 426 feet, thence north 23 degrees west 1105 feet to a stone on the top of a ridge, thence with W R Hydes southerly line, north 47 degrees east 452 feet, thence south 16 degrees east 1660 feet to the northerly margin of said Pike, thence with said Pike, south 66 degrees west 200 feet to the beginning

Being the same property conveyed to T P McClelland and wife, Lucille McClelland by Installment Deed from Leroy Putman and wife, Thelma Rust Putman of record in Book 2015, Page 498, Register's Office for Davidson County, Tennessee The said T P McClelland having died June 28, 1988 and the said Lucille McClelland having since died on December 9, 1991, leaving Charles Ray McClelland, Sarah Jane Woodard and Talmage P McClelland, Jr as her only heirs-at-law. The said Talmage P McClelland, Jr conveyed his interest in and to above described property to Charles Ray McClelland and wife, Sherri G McClelland by Quitclaim Deed of record in Book 9320, page 670, Register's Office for Davidson County, Tennessee The said Sarah Jane Woodard conveyed her interest in and to above described property to Charles Ray McClelland and wife, Sherri G McClelland by Quitclaim Deed of record in Book 9297, page 418, Register's Office for Davidson County, Tennessee

This is improved property known as 5194 Ashland City Highway, Nashville, TN 37218

Being the same property conveyed to Charles Ray McClelland and wife, Sherri Gaye McClelland, by deed from Robert Lewis Sanders, Trustee, of record in Record Book 976, Page 477, Register's Office for Davidson County, Tennessee

Being same property conveyed to Charles Ray McClelland and wife, Sherri Gaye McClelland by deed from Donna G Williams, Trustee, of record in Record Book 948 Page 345, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's Office.

WITNESS my hand this 5th day of December, 2024.

CHARLES RAY MCCLELLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Charles Ray McClelland representative of Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 5th day of December, 2024.

Notary Public

My Commission Expires: March 3, 2026

CRYSTAL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 3, 2026

The actual consideration or value, whichever is greater, for this transfer is $0.00

WITNESS my hand this 5th day of December, 2024.

CHARLES RAY MCCLELLAND

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 5th day of December, 2024.

Notary Public

My Commission Expires: March 3, 2026

CRYSTAL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 3, 2026

WITNESS my hand this 5th day of December, 2024.

Sherri Gay McClelland
SHERRI GAY MCCLELLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Sherri Gay McClelland representative of Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 5th day of December, 2024.

Crystal Brown
Notary Public

My Commission Expires: March 3, 2026

CRYSTAL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 3, 2026

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

WITNESS my hand this 5th day of December, 2024.

Sherri Gay McClelland
SHERRI GAY MCCLELLAND

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 5th day of December, 2024.

Crystal Brown
Notary Public

My Commission Expires: March 3, 2026

CRYSTAL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 3, 2026