Karen Jonnson Davidson County
Batch # 1236773 DEEDQC
02/13/2025 10 28 10 AM 7 pgs
Fees $37 00 Taxes $0 00
20250213-0010953

This Instrument Prepared By:

JOE M. LAMBERT, JR.
ATTORNEY AT LAW
100 Public Square North, Suite 3
Shelbyville, TN 37160
(931) 684-9600

Information contained in this Deed provided by the parties.

This Deed was prepared without the benefit of a title examination.

Send Tax Bills to:

Joshua A. Whitfield
8131 Old Charlotte Pike
Nashville, TN 37209

Map 113, Parcel 064.00 NC

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409 (a)(3)(D).

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, we, **CATHERINE M. LACAMBRA, JOSHUA A. WHITFIELD, KAYLEE WHITFIELD, and ASHLYNN L. LYSTON (f/k/a Ashlynn Whitfield, a/k/a Ashland Whitfield),** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Don Alan Whitfield, the decedent having died in Davidson County, Tennessee, have bargained and sold and hereby convey, remise, release and forever quitclaim unto **JOSHUA A. WHITFIELD,** his heirs and assigns, being all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land, lying and being in Davidson County, Tennessee, and being more particularly described as follows.

> A parcel of land in the 9th Civil District, referred to in the prior deeds as the 8th Civil District, of Davidson County, Tennessee, north of and near the Buffalo Road, and being a portion of Tract #2 of the Arthur Lee Williams land as described in the deed of record in Book 1725, page 581, Register's Office for Davidson County, Tennessee, from Alva Williams and wife, Arthur Lee Williams, as shown on a survey made on the 9th day of August, 1950, by C. H Hutchison, described in part according to a survey made by John Kohl, Registered Land Surveyor, dated August 29, 1972, Job No W2-103, as follows.
>
> Beginning at a stake Craddock's corner, thence with A L Jennett's North line South 85 degrees East 440.55 feet (26.7 poles) to a stake with a Red Oak pointer, thence leaving A L Jennett's line going North 27 degrees East 321 75 feet (19 5

poles) to a Red Oak, thence North 53 degrees East 105.6 feet (6.4 poles) to a stake, two small pointer, thence North 8 degrees West 181.7 feet (9.8 poles) to a small Hickory Tree on edge of an old timber road; thence North 58 degrees West 165 feet (10 poles) to a Tan Oak tree, thence North 36 degrees West 231 feet (14 poles) to a stake with two Tan Oaks and one Sour Wood pointer, thence South 38 degrees West 510.5 feet (37 poles), more or less, to Craddock's lines at a stake with a Tan Oak pointer; thence with Craddock's east line South about 4 degrees west 243 38 feet (14 75 poles) to the point of beginning, containing 8 75 acres, more or less.

Being the same property conveyed to Don Alan Whitfield, unmarried, by Warranty Deed from James Kevin Whitfield and wife, Jennifer Whitfield, dated November 24, 2003, of record as Instrument No. 20031210-0177058, Davidson County Register of Deeds

BY WAY OF RECITAL, Don Alan Whitfield married Catherine M. Lacambra on June 7, 2022.

BY WAY OF FURTHER RECITAL, Don Alan Whitfield died on January 24, 2023, survived by his wife, Catherine M. Lacambra, and his son, Joshua Alan Whitfield. Don Alan Whitfield left a writing, dated January 14, 2023, that purports to be his Last Will and Testament. Said writing has been filed with the Probate Court of Davidson County, Tennessee, but the same has not been probated Beneficiaries named in that writing were the decedent's wife, Catherine M. Lacambra; his son, Joshua Whitfield; and his granddaughters, Kayley Whitfield and Ashland Whitfield

BY WAY OF FURTHER RECITAL, the Estate of Don Alan Whitfield is being administered in the Davidson County Circuit Court, Probate Division, under File No. 23P1440 Joshua Alan Whitfield was appointed as Administrator of the Estate, pursuant to an Order entered on September 6, 2023 However, due to potential conflicts of interest, Mike J. Urquhart was appointed as his successor pursuant to a Joint Agreed Order entered on March 21, 2024, of record at in the Davidson County Circuit Court Clerk's Office.

BY WAY OF FURTHER RECITAL, Kaylee Whitfield and Kayley Whitfield are one and the same person. Ashlynn L Lyston and Ashland Whitfield are one and the same person.

This is improved property known as 8131 Old Charlotte Pike, Nashville, Tennessee 37209.

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

WITNESS our signatures the day and date of our respective acknowledgments below.

CATHERINE M. LACAMBRA

Republic of the Philippines)

City of Tacloban City)

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the *(Province/City/Municipality)* Tacloban City, Philippines, personally appeared CATHERINE M. LACAMBRA, known to me as to me known to be the same person who executed the foregoing instrument which she acknowledged to me as her free and voluntary act and deed, consisting of only 7 pages, including this page in which this acknowledgment is written, duly signed by her.

WITNESS MY HAND AND SEAL this *(date)* 10 DEC 2024, at *(Province/City/Municipality)* Tacloban City, Philippines.

NOTARY PUBLIC

Doc. No. 190
Page No. 39
Book No. 1
Series of: 2024

ATTY. GILBERT OWEN SABALBERINO APILADO
Notary Public for Tacloban City
Notarial Commission No. 2024-03-119 | Until 12-31-2025
Roll of Attorneys No 90375
IBP No 500247 | 01-06-2025 | Eastern Samar
PTR No. 1583150 | 01-06-2025 | Tacloban City
REYES AND ASSOCIATES LAW AND NOTARIAL OFFICE
Justice Romualdez St., corner Sto Nino St., Tacloban City

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JOSHUA A. WHITFIELD

STATE OF TENNESSEE,
COUNTY OF Davidson.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **JOSHUA A. WHITFIELD**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal in Nashville, Tennessee this 4th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

T.J. CROSS-JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/04/2027
DAVIDSON COUNTY

Remainder of page intentionally left blank

Kaylee Whitfield
KAYLEE WHITFIELD

STATE OF TENNESSEE,
COUNTY OF Sumner.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **KAYLEE WHITFIELD**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS MY HAND and official seal in Davidson Co., Tennessee this 23 day of December, 2024

Brittany Britt
NOTARY PUBLIC

My Commission Expires: May 3, 2027

BRITTANY BRITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

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ASHLYNN L LYSTON

STATE OF TENNESSEE,
COUNTY OF Sumner.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **ASHLYNN L. LYSTON**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal in Davidson Co, Tennessee this 23 day of December, 2024.

NOTARY PUBLIC

My Commission Expires. May 3, 2027

BRITTANY BRITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

Remainder of page intentionally left blank

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICH IS GREATER IS $-0-, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

Subscribed and sworn to before me this the 12th day of February, 2025 ~~2024~~

NOTARY PUBLIC OR REGISTER

My Commission Expires: 8/18/26

DANA McGEE
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY