Box 10-B

Karen Johnson
Batch # 1241820
02/27/2025 10 44 15 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250227-0014591

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Pamela Steele Thrower
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st OF February, 2025.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PAMELA STEELE THROWER	**SAME**	**155-16-0-050.00**
(NAME) **5077 MOSS ROAD**	(NAME)	**155-16-0-052.00**
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PENNY GAIL STEELE, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF CLAUDE H. STEELE, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **PAMELA STEELE THROWER,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, THE FOLLOWING TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

PARCEL 1: Map & Parcel: 155-16-0-050.00

Land in the 9th Civil District of Davidson County, Tennessee, being Lot #35 in the Pasquo Park Subdivision, Section II, of record in Book 3600, page 77, Register's Office for said County, described as follows:
Beginning at a point on the southerly margin of Moss Road, the common corner of Lots 34 and 35 in said Subdivision; thence along the margin of said road westerly 119.6 feet to a point in the west boundary line of said Subdivision; thence with said boundary line South 32° 48' west 181.2 feet to a point; thence leaving said boundary line in a southerly direction 95 feet to a point in the south boundary line of said Subdivision, thence with said boundary line south 88°21' E. 235 feet to a point, the common corners of Lots 34 and 35; thence with the common boundary line of said two lots in a northerly direction 243.4 feet to the point of beginning

Being the same property conveyed to Claude H Steele and wife, Jeanette Steele, from Pasquo Park Company, a partnership, by warranty deed dated March 7, 1969 of record in Book 4318, page 338, Register's Office for Davidson County, Tennessee. Jeanette Steele died on January 1, 2022 leaving Claude H. Steele as the surviving tenant by the entirety. Claude H Steele died on April 7, 2023. His Last Will and Testament devised his real property to Pamela Steele Thrower and Penny Gail Steele. See Probate filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 23P-1481. Also see Affidavit of Inheritance filed of record as Instrument No. 20230828-0066833, said Register's Office.

PARCEL 2: Map & Parcel: 155-16-0-052.00

Land in Davidson County, Tennessee, being Reserved Parcel B on the Plan of Pasquo Park, Section 2, as of record in Book 3600, page 77, described as follows:
Beginning at the southwest corner of Lot No. 35 on said Plan and the southeast corner of the herein described property; thence N 88°21' E. 82.7 feet to a point; thence N 32°48' E 110.0 feet to a point; thence in a generally southerly direction 95.0 feet to the point of beginning.

Being the same property conveyed to Claude H. Steele and wife, Jeanette Steele, from Pasquo Park Company by John A. Ramsey, Jr., Attorney in Fact under Power of Attorney dated May 11, 1971, by warranty deed dated May 25, 1979 of record in Book 5453, page 203 and by Deed of Correction of record in Book 5580, page 449, Register's Office for Davidson County, Tennessee. Jeanette Steele died on January 1, 2022 leaving Claude H. Steele as the surviving tenant by the entirety. Claude H. Steele died on April 7, 2023. His Last Will and Testament devised his real property to Pamela Steele Thrower and Penny Gail Steele. See Probate filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 23P-1481. Also see Affidavit of Inheritance filed of record as Instrument No. 20230828-0066813, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3870, page 12; matters shown on the Plan of record in Book 3600, page 77 and Notation on the Plan providing that the Reserved Parcel A,B, and C are not to be used as individual building sites until approved by the Metropolitan Planning Commission; and any and all other easements, conditions, or restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property known as **5077 MOSS ROAD, NASHVILLE, TN 37221**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 21 day of February, 2025

Penny Gail Steele
PENNY GAIL STEELE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **PENNY GAIL STEELE,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 21 day of February, 2025.

My Commission Expires. **MARCH 3, 2026**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON