Karen Johnson
Batch # 1243950
03/06/2025 11 36 01 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250306-0016936

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
RONALD M. McCLARON c/o CHRISTINA M. RICKS 3370 Denver St. SE Washington, DC 20020	SAME	11905030400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

Ronald M. McClaron
RONALD M. McCLARON

SUBSCRIBED AND SWORN to before me by RONALD M. McCLARON this 7th day of March, 2025.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

Whereas, Ronald M. McClaron is the sole member of McClaron & Associates, LLC, a single member Tennessee limited liability company;

Whereas, McClaron & Associates, LLC Investments, LLC, owned certain property in Davidson County, Tennessee;

Whereas, McClaron & Associates, LLC, was administratively dissolved in 2010;

Whereas, Ronald M. McClaron executed this quitclaim to document that title to said proery is Ronald M. McClaron individually

Now, therefore for nd in consideration of $1.00, McCLARON & ASSOCIATES, LLC and RONALD M. McCLARON, ("GRANTORS"), hereby transfer, convey and quitclaim to RONALD M. McCLARON, his heirs and assigns ("GRANTEE") all of GRANTORS' right, title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

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

WITNESS my hand this 5th day of March, 2025.

McCLARON & ASSOCIATES, LLC

By: Ronald M. McClaron

Ronald M. McClaron, Sole Member

Ronald M. McClaron

Ronald M. McClaron, individually and successor in interest to McCLARON & ASSOCIATES, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared RONALD M. McCLARON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained indidiually and as solemebe rof McClaron Investments, LLC .

WITNESS my hand and seal this 5th day of March, 2025.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

EXHIBIT A

A certain tract or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the map of the Re-Subdivision of Lot Nos. 3 and 4 and parts of 5 and 6, Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.

Said Lot No. 168 fronts 44.5 feet on the easterly side of Foster Avenue, and runs back with the northerly margin of Joiner Street 150 feet to an alley, measuring 46.4 feet thereon.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 148, said Register's Office.

Being the same property conveyed to McClaron & Associates, LLC by warranty deed of Record in Instrument No. 20051004-0019438, R.O.D.C.

Said property is known as 2610 Foster Avenue, Nashville, TN 37210.