This instrument was prepared, upon information furnished by the parties, without research of the title, and of which no responsibility is assumed by: Keith W. Blair, Attorney at Law, 406 W. Public Square, Smithville, Tennessee 37166

Assessor of Property
Davidson County, Tennessee

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for purpose of making proper corrections on the roll of assessment.

MAP 059 GROUP 0 PARCEL 134.00
DATE _____ TAX YEAR _____
_____, Assessor

Name and Address of Persons Responsible for taxes:

Felicia Kittrell
2527 Whites Creek Pike
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00, which is equal to or greater than the amount which the property would command at a fair voluntary sale.

James A. Quirin
Affiant

Sworn to and subscribed before me, this 12th day of March, 2025.

Keith W. Blair
Notary Public or Register of Deeds

My Commission Expires: 10/31/26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JAMES ARTHUR QUIRIN

TO QUITCLAIM DEED

FELICIA KITTRELL

Karen Johnson
Batch # 1247608
03/14/2025 03 27 26 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250314-0019169

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES ARTHUR QUIRIN has this day bargained and sold, and hereby conveys and releases, and forever quitclaims, any and all interest he may have, to FELICIA KITTRELL, her heirs and assigns, all of his right, title, and interest in a certain tract of land in the Twenty-first (21st) Civil District of Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land situated and lying in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the NE margin of the Whites Creek Pike, said point being North 36 degrees 45 minutes West 32.5 feet from the SE corner of the property described in the deed of J.W. Wright, of record in Book 518, page 342, of the Register's office for said County; thence North 72 degrees 10 minutes East 400 feet to a point; then North 36 degrees 45 minutes West 100 feet; thence South 72 degrees 10 minutes West, 400 feet to a point in the margin of said Pike; thence along the margin of said Pike South 36 degrees 45 minutes East 100 feet to the point of beginning.

Being the same property conveyed to U.S. Courthouse Credit Union by Trustee's Deed of record in Book 8559, page 1, Register's Office for Davidson County, Tennessee.

Being the same property Thomas H. Burke, of U.S. Courthouse Credit Union, conveyed to Wilma J. Hall on May 14, 1992, as recorded in Book 8627, Page 558-559, Register's Office of Davidson County, Tennessee. Wilma J. Hall died intestate on March 13, 2023. Her only children were Felicia Kittrell and Gwendolyn Hall.

Being the same property that Gwendolyn Hall conveyed her interest via Quitclaim Deed to Felicia Kittrell on March 6, 2024, as recorded in Instrument No. 202403200019313, Register's Office of Davidson County, Tennessee.

Property known as 2527 Whites Creek Pike, Nashville, Tennessee.

(This space intentionally left blank)

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

WITNESS my hand this the 12th day of March, 2025.

JAMES ARTHUR QUIRIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, JAMES ARTHUR QUIRIN, the bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within and foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I here unto affix my signature and seal in Nashville, Davidson Co., Tennessee, on this the 12th day of March, 2025.

Notary Public

My Commission Expires: 10-31-26

KEITH W BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

IT IS YOUR RESPONSIBILITY TO RECORD THIS DEED. FAILURE TO DO SO IMMEDIATELY MAY ADVERSELY AFFECT YOUR TITLE TO THIS PROPERTY OR TO THE PRIORITY OF YOUR SECURITY INTEREST.