THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1253378 DEEDQC
03/28/2025 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250328-0023372

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jonathan Emling 2851 BLUE BRICK DR NASHVILLE, TN 37214	SAME AS NEW OWNER	096-02-0-068.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sarah Catherine McCarthy, a Single Woman,** by these presents do hereby quitclaim and convey unto **Jonathan Emling, an Unmarried Man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Northerly parts of Lots Nos. 1 and 2 of the Map of Section 1, Clover Bottom Subdivision, as of record in Book 1424, page 50, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southwest intersection of Stewart's Ferry Road and the Tennessee-Central Railroad right-of-way; thence with the margin of said railroad right-of-way Southwesterly 159.5 feet to a point; thence Northwesterly 235 feet, more or less, to the Easterly margin of Blue Brick Drive; thence with the margin of the same, Northerly 84.95 feet to the beginning of a curve; thence with said curve Northeasterly 32.5 to the Southerly margin of Stewarts Ferry Road; thence with the margin of the same, Easterly 290 feet to the beginning.

Being the same property conveyed to Jonathan Emling, a Single man and Sarah Catherine McCarthy, a Single Woman as Tenants in Common With Rights of Survivorship by Warranty Deed from Michael S. Dillard and Stacey L. Dillard, Husband and Wife of record in Instrument No. 20201210-0144230 Register's Office for Davidson County, Tennessee, dated December 02, 2020 and recorded on December 10, 2020.

Being also known as 2851 Blue Brick Drive, Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 12TH day of March, 2025.

Sarah McCarthy
Affiant

My commission expires:
(Affix Seal)

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of March, 2025.

Sarah Catherine McCarthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Catherine McCarthy, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12th day of March, 2024.

Notary Public

My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 20. 2025.

Affiant Signature

28th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

