THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch # 1256078 DEEDQC
04/03/2025 02:59:04 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250403-0025510

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
CHRISTINA M. RICKS, et al. 3370 Denver St. SE Washington, DC 20020	SAME	SEE ATTACHED

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(iv) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

Whereas, Georgia C. McClaron owned certain real property in Davidson County, Tennessee;

Whereas, Georgia C. McClaron has died and devised said property to Ronald M. McClaron and Deidre M. Ricks and Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334;

Whereas the parties wish to document this testamentary devise;

Now, therefore, I, CHRISTINA M. RICKS, ADMINSTRATOR, C.T.A. OF THE ESTATE OF GEORGIA C. McCLARON, ("GRANTOR"), hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in certain properties located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property") as follows:

(i) A one-third (1/3) undivided interest in the Property as a tenant in common to RONALD M. McCLARON, his heirs and assigns; and

(ii) A one-third (1/3) undivided interest in the Property as a tenant in common to DEIDRE M. RICKS, his heirs and assigns; and

(iii) A one-third (1/3) undivided interest in the Property as a tenant in common to CHRISTINA M. RICKS, her heirs and assigns.

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

WITNESS my hand this 21st day of March, 2025.

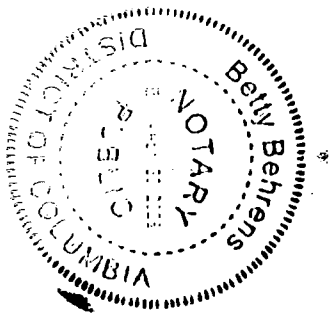
CHRISTINA M. RICKS, ADMINSTRATOR, C.T.A. OF THE ESTATE OF GEORGIA C. McCLARON

~~STATE OF~~ City DC)
COUNTY OF _____)

Before me personally appeared CHRISTINA M. RICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Adminstrator, C.T.A. of the Estate of Georgia C. McClaron and that she as such Adminstrator, C.T.A. executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2025.

Notary Public
My Commission Expires: April 30, 2028



State of DC County of
Subscribed and sworn to (or affirmed) before me this 21st day of March, 20 25.
by _____
BETTY BEHRENS, Notary Public
My Commission Expires April 30, 2028

EXHIBIT A

Tract 1: Parcel ID 05014018500

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 301 fronts 75.21 feet on the westerly side of Cynthia Lane and extends back 144.7 feet on the northerly line and 148.7 feet on the southerly line to a dead line, reassuring 68.0 feet thereon.

Being the same property conveyed to Henry A. McClaron and wife, Georgia McClaron, by warranty deed of Record in Book 8372, page 186, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 3205 Cynthia Lane, Nashville, TN 37207.

Tract 2: Parcel ID 11905032400

Being Lot No. 166 on the Map of the resubdivision of Lots Nos. 3,4,5, and 6, Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.

Said Lot No. 166 fronts 50 feet on the northerly side of Joiner Street and runs back 135.6 feet on the westerly line and 136.2 feet on the easterly line to an alley, measuring 50 feet thereon

Being the same property conveyed to Henry A. McClaron and wife, Georgia C. McClaron, by warranty deed of Record in Book 4555, page 787, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 116 Joyner Ave., Nashville, TN 37210.

Tract 3: Parcel ID 11905032300

Being in the 6th (formerly 9th) Civil District of Davidson County, Tennessee on the Map of Resubdivision of Lots Nos. 3, 4, 5 and 6, Cumberland Nurseries, as of record in Book No. 332, page 148, Register's Office for Davidson County, Tennessee.

Being Lot No, 165 fronting 50 feet on the northerly side of Joiner Street and runs back 136.9 feet on easterly line and 136.2 feet on westerly line to an alley.

Being the same property conveyed to Henry A. McClaron and wife, Georgia C. McClaron, by warranty deed of Record in Book 4474, page 653, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 114 Joyner Ave., Nashville, TN 37210.

Tract 4: Parcel ID 11905033900

Land in Davidson County, Tennessee, Being Lot No. 16 on the Map of Subdivision of the Julia A. Joiner Tract, as of record in Plat Book 2, page 122, Chancery Court at Nashville.

Said Lot No. 16 fronts 50 feet on the southerly side of Hoinder Avenue and runs back 154 feet on the westerly line and 155 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Henry A. McClaron and wife, Georgia C. McClaron, by warranty deed of Record in Book 6289, page 980, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 223 Joyner Ave., Nashville, TN 37210.

Tract 5: Parcel ID 11905034000

Being part of lot No. 17 of Block 2, in the subdivision of Blocks 1 and 2 Cumberland Nurseries, as of record in book 161, page 35, Register's Office for said County.

Said part of lot No. 17 is more particularly described as follows:
Beginning on the southerly margin of Joiner Avenue at the common corner of lots Nos. 17 and 18; thence with the line between said two lots, southwardly 75 feet; thence eastwardly 10 feet; thence northwardly 75 feet to the southerly margin of Joiner Avenue; thence with the southerly margin of said Avenue, westwardly 10 feet to the point of beginning.

Being the same property conveyed to Henry A. McClaron and wife, Georgia C. McClaron, by warranty deed of Record in Book 1851, page 397, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 219 Joyner Ave., Nashville, TN 37210.

Tract 6: Parcel ID 11905030500

BEING Lot No. 169 on the Resubdivision of Lots 3, 4, 5 and 6, Cumberland Nurseries as of record in Book 332, Page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry A. McClaron and wife, Georgia C. McClaron, by warranty deed of Record in Book 9045, page 667, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 2608 A&B Foster Ave., Nashville, TN 37210.

Tract 7: Parcel ID 11905041900

Lot No. 4 of Block No. 1, on the map of the subdivision of Lots Nos. 1 and 2 in Cumberland Nurseries of record in Book 161, page 35, Register's Office for Davidson County. Said Lot No. 4 begins at the northwest corner of said Lot No. 4 on Foster Avenue and runs eastwardly along the southern edge of an alley, which runs halfway between and parallel to Joiner Avenue and Whitsett Road (formerly Flat Rock Avenue), for 150 feet to another alley, which runs parallel to Foster Avenue; thence southwardly 45 feet, parallel to Foster Avenue; thence westwardly and parallel with the north boundary of said lot, 150 feet; thence northwardly along the eastern margin of said Foster Avenue, 45 feet to the point of origin.

Being the same property conveyed to Henry A. McClaron and wife, Georgia C. McClaron, by Judgment and Decree in Book 4482, page 543, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 2618 Foster Ave., Nashville, TN 37210.

Tract 8: Parcel ID 11905038900

Lot No. 3 of Block No. 1 on the map of the subdivision of Lots Nos. 1 and 2, in Cumberland Nurseries, of record in Book 161, page 35, Register's Office for Davidson County. Said Lot No. 3 begins with the southwest corner of said Lot No. 4 above on Foster Avenue and runs eastwardly 150 feet along the southern edge of the above said Lot No. 4 to an alley, which runs parallel to Foster Avenue; thence southwardly 45 feet, parallel to Foster Avenue along the western margin of said alley; thence westwardly and parallel with the said north boundary of said lot, 150 feet; thence northwardly with the eastern margin of said Foster Avenue, 45 feet to the point of origin.

Being the same property conveyed to Henry A. McClaron and wife, Georgia C. McClaron, by Judgment and Decree in Book 4482, page 543, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 2620 Foster Ave., Nashville, TN 37210.

Tract 9: Parcel ID 11905035700

Land situated in the old 9th District, now the 6th Civil District, of Davidson County, Tennessee, and bounded as follows:

Beginning at a stake or stone in the center of Whitsitt, formerly Mill Creek County Road that runs from patterson Shop to Mill Creek; thence within the center of said road south 88½ degrees east 50 feet to a stake in said road; thence at right angles west 1-3/4 degrees east 210 feet to a stake at the end of an old plank fence; thence north 88¼ degrees west 50 feet to a stake corner of Colored Church lot; thence with said lot south 1-3/4 degrees west 210 feet to the point of beginning.

Being the same property conveyed to Henry A. McClaron and wife, Georgia C. McClaron, by warranty deed of Record in Book 2864, page 408, R.O.D.C. Henry A. McClaron predeceased Georgia C. McClaron and his interest vested in her.

Said property is known as 314 Whitsett Rd., Nashville, TN 37210.