Karen Johnson Davidson County
Batch # 1256079 DEEDQC
04/03/2025 03:00:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250403-0025511

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 #:
CHRISTINA M. RICKS, Trustee 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, Henry A. McClaron owned certain real property in Davidson County, Tennessee;

Whereas, Henry A. McClaron has died and devised said property to the McClaron Family Trust in his Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P323;

Whereas the parties wish to document this testamentary devise;

Now, therefore, I, CHRISTINA M. RICKS, ADMINSTRATOR, C.T.A. OF THE ESTATE OF HENRY A. McCLARON, ("GRANTOR"), hereby transfer, convey and quitclaim to CHRISTINA M. RICKS, TRUSTEE OF THE McCLARON FAMILY TRUST U/W/O HENRY A. McCLARON, her successors and assigns 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").

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 HENRY A. McCLARON

~~STATE~~ OF 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 Henry A. 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: _____

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 09201009800

Land in Davidson County, Tennessee, being northerly 5 feet of lot no. 10, all of lot no. 11 and the southerly part of lot no. 12 on the Map of Long and Ashworth's Subdivision of block no. 24 and parts of lot nos. 33, 40 and 41 on the Plan of Midway of record in book 57, page 116, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of 31st Avenue North at the southeast corner of part of lot. no. 12, conveyed to Joseph Marks by deed from Joe Calhoun Carty of record in Book 1553, Page 220, said Register's Office. Said point beginning 45 feet northerly from the common corners of lot nos. 11, 12; thence with the southern boundary of Marks property westerly 102.5 feet; thence continuing with said Marks line southwest 53 feet to a point in the easterly margin of an alley; thence with the easterly margin of said alley southerly 77 feet to a point 5 feet south of the corner of lot nos. 10 and 11; thence westerly 102.5 feet; thence eastwardly, parallel with the common boundary of lot nos. 10 and 11 150 feet to a point in the westerly margin of 31st Avenue North; thence with the said margin of said Avenue northerly 100 feet to point of beginning.

Being the same property conveyed to Henry A. McClaron by deed of Record in Book 10998, page 850, R.O.D.C.

Said property is known as 1041 31st Avenue North, Nashville, TN 37209.

Tract 2: Parcel ID 09201009700

Land in Davidson County, Tennessee, being the south 45 feet of Lot No. 10, Block 24 on the Map of Long Ashworths Subdivision of Block 24, etc., Midway, as of record in Book 57, Page 116, Register's Office for said County.

Said part of Lot fronts 45 feet on the west side of 31st Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Henry A. McClaron by deed of Record in Book 11164, page 901, R.O.D.C.

Said property is known as 1039 31st Avenue North, Nashville, TN 37209.

Tract 3: Parcel ID 11905034300

BEING in the 6th (Formerly 9th) Civil District of Davidson County, Tennessee. Being Lot No. 15 in Block No. 2 of the FIRST SUBDIVISION OF CUMBERLAND NURSERIES, AS PER PLAN RECORDED in Book No. 161, Page No. 35, Register's Office, Davidson County, Tennessee.

SAID Lot No. 15 fronts 50 feet on the South Side of Joyner Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Henry A. McClaron, Ronald M. McClaron, and Deidre M. Hicks by quitclaim deed of Record in Book 7391, page 373, R.O.D.C.

Said property is known as 213 Joyner Ave., Nashville, TN 37210.

Tract 4: Parcel ID 11905034800

Land in Davidson County, Tennessee, being the easterly 50 feet of lots Nos. 5, 6, and 7, of Block 2, on the Plan of the Subdivision of Block 1 and 2, in Cumberland Nurseries, as of record in book 161, page 35, Register's Office for said County.

Said parts of lots Nos. 5, 6, and 7 fronts 50 feet on the southerly side of Joiner Avenue, and runs back between parallel lines with the westerly margin of Foster Avenue, 150 feet to an alley.

Being the same property conveyed to Henry A. McClaron by warranty deed of Record in Book 4257, page 486, R.O.D.C.

Said property is known as 201 Joyner Ave., Nashville, TN 37210.