Karen Johnson Davidson County
Batch # 1257086 DEEDQC
04/07/2025 11 56 56 AM 4 pgs
Fees $22 00 Taxes $0 00
20250407-0026163

**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

# TRUSTEE'S QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL #: |
|---|---|---|
| CHRISTINA M. RICKS, et al.<br>3370 Denver St. SE<br>Washington, DC 20020 | SAME | SEE ATTACHED |

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(c)(viii) 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).**

Pursuant to the terms of the McCLARON FAMILY TRUST U/W/O HENRY A. McCLARON, I, CHRISTINA M. RICKS, TRUSTEE OF THE McCLARON FAMILY TRUST U/W/O HENRY A. 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, TRUSTEE OF THE McCLARON FAMILY TRUST U/W/O 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 Trustee of the McClaron Family Trust u/w/o Henry A. McClaron and that she as such Trustee 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, 2025
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 Christina M. Ricks, Trustee of the McClaron Family Trust u/w/o Henry A. McClaron by quitclaim deed of record in instrument number 20250403-0025511, 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 Christina M. Ricks, Trustee of the McClaron Family Trust u/w/o Henry A. McClaron by quitclaim deed of record in instrument number 20250403-0025511, 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 Christina M. Ricks, Trustee of the McClaron Family Trust u/w/o Henry A. McClaron by quitclaim deed of record in instrument number 20250403-0025511, 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 Christina M. Ricks, Trustee of the McClaron Family Trust u/w/o Henry A. McClaron by quitclaim deed of record in instrument number 20250403-0025511, R.O.D.C.

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