Karen Johnson Davidson County
Batch# 1266027 DEEDQC
04/30/2025 01:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250430-0033404

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 14th day of April, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Emily Carol Fulton, Trustee 6459 Holt Road Nashville, Tennessee 37211	SAME	180 00 0 069.00 180 00 0 017.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Carolyn K. Parker**, hereby remises, releases and quitclaims all of their right, title and interest in the tracts or parcels of land described on Exhibit A attached hereto to **Emily Carol Fulton, Trustee of the Parker Family Trust dated April 14, 2025**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS our hands this 14th day of April, 2025.

Carolyn Parker

Carolyn K. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn K. Parker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of April, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

180 00 0 069.00
6459 Holt Road, Nashville, Tennessee 37211

A certain tract or parcel of land situate, lying, and being in the 6th Civil District of Davidson County, Tennessee, more particularly bounded, limited, and described as follows, to-wit:

Beginning in the south margin of Holt Road and following an unnamed road South 1° 54' 52" West 673.21 feet to a point; thence South 1° 54' 52" west 673.21 feet to a point; thence South 1° 27' 30" West 355.00 feet to a point; thence South 3° 06' 45" West 150.58 feet to a point; thence North 84° 39' 20" west 104.51 feet to a point; thence following a newly-made survey North 84° 39' 20" West 75.00 feet to an iron pin; thence South 51° 35' 46" West 786.01 feet to an iron pin; thence South 4° 20' 05" West 300.00 feet to an iron pin in the original Hagewood south line; thence North 88° 11' 30" West 441.38 feet to an iron pin in fence corner; thence North 1° 37' 23" East 573.66 feet to an iron pin in Hagewood line; thence North 2° 17' 26" East 363.22 feet to an iron pin common to Hagewood and Taylor and being in the fence line; thence North 2° 49' 20" East 362.58 feet to a point in the north bank of Holt Branch; thence down said creek North 80° 56' 32" East 80.87 feet; thence South 87° 13' 56" East 152.90 feet; thence leaving said creek South 1° 58' 29" West 403.69 feet to an iron pin; thence South 84° 39' 20" East 895.00 feet to an iron pin, a point set on the new survey; thence with old line North 32° 26' 13" East 103.90 feet; thence with unnamed road North 1° 54' 52" East 1041.05 feet to the south margin of Holt Road and crossing a line established as the Williamson and Davidson county line according to the Matthew Rhea map at 760.00 feet; thence with the margin of Holt Road, South 78° 53' 07" East 50.00 feet to the point and place of beginning.

Containing 17.58 acres, more or less, subject to an easement of record in Book 4877, page 868, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John H. Parker and wife, Carolyn K. Parker, by deed from Frank Hagewood, Jr., and son, John F. Hagewood, a partnership, of record in Book 4877, page 873, Register's Office for Davidson County, Tennessee.

This is improved property known as 6459 Holt Road, Nashville, Tennessee 37211.

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180 00 0 017.00
0 Holt Road, Nashville, Tennessee 37211

Land in the 6th Civil District of Davidson County, Tennessee, and described according to .surveys by Stanford and Associates, Inc., dated April 27, 1978, and September 10, 1974, as follows:

Beginning at an iron pin, said pin being S 1° 54' 52" W 673.21 feet, S 1° 27' 30" w 355 feet and S 3° 06' 45" w 150.58 feet from the southerly margin of Holt Road, said iron pin being further identified as being N 4° 48' 13" E 50.00 feet and N 84° 39' 20" E 104.51 feet from the northeast corner of the property conveyed to John H. Parker and wife, Carolyn K. Parker, by deed of record in Book 4877, page 873, R.O.D.C.; thence S 3° 25' 53" W 822.00 feet to an iron pin; thence N 86° 16' 32" W 769.93 feet to an iron pin; thence N 4° 20' 05" E 300.00 feet to an iron pin; thence N 51° 36' 46" E 786.01 feet to an iron pin; thence N 84° 39' 20" E 179.51 feet to the point of beginning and containing 10.9905 acres, more or less.

Being the same property conveyed to John H. Parker and wife, Carolyn K. Parker, by deed from Frank Hagewood, Jr. and John F. Hagewood, of record in Book 5327, page 76, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Holt Road, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/14/25.

4/30/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

