QUITCLAIM DEED

Karen Johnson
Batch # 1273669
05/15/2025 02 32 46 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250515-0038449

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
GEORGE H. THOMPSON, III, ATTORNEY
1326 ROSA L PARKS BLVD, NASHVILLE, TN 37208

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.:**
Ella B. Clay, et al. **668 Kingsway Drive** **Old Hickory, TN 37138**	**SAME**	**27W19480** **MAP: 8301** **PARCEL: 260**

FOR AND IN CONSIDERATION LOVE AND AFFECTION (and no monetary consideration). I, **BARABARA JENKINS, Life Tenant herein, hereby conveys all of my interest in premises known as 1012 Petway Avenue, Nashville, Tennessee to BEVERLY MCCLAN, JOYCE STRINGER, and ELLA B. CLAY, Remainderman under Executor's Deed of record in Instrument under 20240223-0012345, Register's Office for Davidson County, Tennessee.** The property is described as follows, to wit:

LAND in Davidson County, Tennessee, being part of Lot. No. 6 in the division of the estate of John Hobson, deceased, as of record in Minute Book "L", page 363 of the Circuit Court for said County.

BEGINNING on the southerly margin of Petway Avenue at a point 350 feet east of the piece of ground formerly owned by A.W. Hooker, Trustee, the Subdivision of which is of record in Book 57, page 131, Register's Office for Davidson County; thence with the southerly margin of said Avenue eastwardly 50 feet to the northwest corner of a part of said Lot No. 6 conveyed by Lewis T. Baxter and wife, to Clifford W. Russell, by deed of record in Book 647, page 643, Register's Office for Davidson County; thence with the west line, southwardly 150 feet; thence westwardly 50 feet; thence northwardly 150 feet to the beginning.

Being the same property conveyed to Beverly McClain, Joyce Stringer and Ella Clay by Ella Clay, Executor and Personal Representative to the Estate of James Henry Jenkins, Jr. in Instrument No. 20240223-0012345, Register's Office for Davidson County, Tennessee.

All parties in interest are in agreement and join in this conveyance as evidenced by our signatures below.

IN WITNESS WHEREOF, **BARBARA JENKINS** (Life Tenant) has hereunto set my signature on the date indicated below.

Barbara A. Jenkins

BARBARA JENKINS

IN WITNESS WHEREOF, **BEVERLY MCCLAIN** (Remainderman) has hereunto set my signature on the date indicated below.

Beverly McClain

BEVERLY MCCLAIN

IN WITNESS WHEREOF, **JOYCE STRINGER** (Remainderman) has hereunto set my signature on the date indicated below.

Joyce

JOYCE STRINGER

IN WITNESS WHEREOF, **ELLA B. CLAY** (Remainderman) has hereunto set my signature on the date indicated below.

Ella B. Clay

ELLA B. CLAY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 7TH day MAY, 2025 before me personally appeared **BARBARA JENKINS, Life Tenant**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC Davidson

George H. Thompson III

NOTARY PUBLIC My Commission Expires: 01/22/2029

On this the 7TH day MAY, 2025 before me personally appeared **BEVERLY MCCLAIN, Remainderman**. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

NOTARY PUBLIC My Commission Expires: 01/22/2029

On this the 7th day May 2025 before me personally appeared **JOYCE STRINGER, Remainderman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 05/09/2026

On this the 7th day May, 2025 before me personally appeared **ELLA B. CLAY, Remainderman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

NOTARY PUBLIC My Commission Expires: 01/22/2029

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is ($-0-) DOLLARS.

AFFIANT

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

SUBSCRIBED and **SWORN** to before me on this the 7th day of May, 2025.

NOTARY PUBLIC My Commission Expires: 01/22/2029