Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Margaret M. Williamson
Address: 165 Haverford Dr.
Nashville
State: TN Zip Code: 37205

Map and Parcel ID #: 115 16 0 088.00

Karen Johnson Davidson County
Batch# 1305808 DEEDQC
08/04/2025 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250804-0061571

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Margaret M. Williamson, a single woman, whose husband John Wesley Williamson passed away on February 27, 2025, making her the surviving tenant by the entirety, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Margaret Mathews Williamson, Trustee of the Margaret M. Williamson Revocable Living Trust dated July 16, 2025, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Being lot No. 21 on the Map of West Meade Farms, Section III, of record in book 1835, page 4, Register's Office for said County, described as follows:
Beginning at a point in the northeasterly margin of Keyway Drive, the common corner of lots Nos. 21 and 48; thence with the margin of said Drive, northwesterly 212.2 feet to the beginning of a curve; thence around said curve, northerly 43.5 feet to a point in the southerly margin of Haverford Drive; thence with the margin of said Drive, easterly along a slight curve 251.3 feet to a point, the common corner of lots 21 and 22; thence with the line between said lots, southerly 164.8 feet to the corner of lot 48; thence with the line between lots 21 and 48, southwesterly 138 feet to the point of beginning.
Being the same real property conveyed to T. William Estes, Jr. and wife, Allister McDougall Estes, by deed from Henry W. Rodebaugh and wife, of record in book 2803, page 617, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 40-foot building setback line from Haverford Drive and from Keyway Drive and conditions of owners certificate, as shown on plan of record in book 1835, page 4, and to restrictive covenants contained in an instrument of record in book 1851, page 258, Register's Office for Davidson County, Tennessee.

This property is known as 165 Haverford Drive, Nashville, TN 37205

Being same property conveyed in Instrument 00003877-0000435

Margaret Mathews Williamson
Grantor's Signature

MARGARET MATHEWS WILLIAMSON
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Mathews Williamson whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under ~~my hand~~ this 16th day of July, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Margaret Mathews Williamson
Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 16th day of July, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 7/16/25 (date of document).

Affiant Signature

7/16/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16 day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

