Prepared by
Margaret Brady, Attorney
106 Frey Street
Ashland City, TN 37015

COUNTY OF CHEATHAM
The actual consideration for this transfer, or value of property (whichever is greater) is $0 00

Affiant

Subscribed and sworn before me this 30 day of July 2025

Notary Public
My Commission Expires 2-23-2028

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON

Karen Johnson
Batch # 1305954
08/05/2025 08 04 56 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250805-0061763

Address of New Owner: Send Tax Bills to: Vickie Ussery
Rebecca Thorton
100 Aldrin Street
Tullahoma, TN 37388

Tax Information: Same as new owner Map 41-15 Par 6

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10 00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **JOHN A. CHRISTOPHERSON,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey, unto the said **VICKIE USSERY and REBECCA THORNTON, as tenants in common with right of survivorship** (the "Grantees"), all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No. 407 on the plan of Bellshire Estates, Section "B," of record in Book 2331, pages 128 and 129, Register's Office for said county, described as follows Beginning at a point in the northerly margin of Bellshire Drive, the common corner of Lot Nos 405 and 407, thence with the line between said lots northwardly 191.6 feet to a point, thence southwestwardly 232 2 feet to a point in the easterly margin of Bellshire Court, thence with the margin of the same, southwestwardly 123 7 feet to a point, the beginning of a curve, thence southwestwardly around said curve with a radius of 25 feet, 37 feet to a point in the northerly margin of said Bellshire Drive; thence with the margin of the same 150 2 feet to the point of beginning

Being the same property conveyed from Shirley May Nation, now being Shirley May Christopherson, to Larry D. Craig, a Trustee, then immediately transferred from Larry D Craig, Trustee, to Shirley May Christopherson and husband Jon Scott Christopherson on July 31, 2008, in Instrument No. 20080801-0079352, Register's Office for Davidson County, Tennessee. Shirley May Christopherson has since died with a date of death of February 6, 2023, leaving her husband, Jon Scott Christopherson as sole owner Jon Scott Christopherson has also since died with a date of death of March 3, 2025, with his estate being administered in the Probate Court of Davidson County, TN, Docket No. 2025P1053. Jon Scott Christopherson is survived by his father, John A. Christopherson, as detailed in an Affidavit of Heirships recorded at Instrument No. 20250805-0061763 and Instrument No 20250805-0061763

This is improved property commonly known as 1312 Bellshire Drive, Nashville, TN 37207

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS our hands this 30 day of MAY, 2025

John A Christopherson

STATE OF Illinois)
COUNTY OF Will)

On this 30 day of ~~April~~ May, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John A Christopherson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purpose therein contained

Witness my hand and official seal on this the 30 day of May, 2025

Notary Public My commission expires 05/16/2026

DAISY MONARREZ
Official Seal
Notary Public - State of Illinois
My Commission Expires May 16, 2026