****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Andrew McCarron
900 Dove Ridge Cir
Nashville, TN 37221

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me
this 28th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel:
141-06-0A-080-00

Karen Johnson Davidson County
Batch# 1321507 DEEDQC
09/12/2025 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250912-0073008

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Andrew McCarron, an unmarried man, and Anna Clayton-McCarron, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Andrew McCarron, an unmarried man,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 28th day of August, 2025.

Andrew McCarron

Anna Clayton-McCarron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Andrew McCarron and Anna Clayton-McCarron**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2025.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-27-26

Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 53 on the Final Plat of Section Six (6), Poplar Ridge, a Planned Unit Development of record in Plat Book 9700, page 571, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Andrew McCarron, an unmarried man, and Anna Clayton-McCarron, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Christopher Leard Clark and Cheryl Clark, husband and wife, of record in Instrument No. 20221222-0132315, Register's Office for Davidson County, Tennessee, dated December 19, 2022 and recorded December 22, 2022.

This property is commonly known as 900 Dove Ridge Cir, Nashville, TN 37221.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/28/25 (date of document).

Affiant Signature

9/12/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON