Karen Johnson Davidson County
Batch# 1324638 DEEDQC
09/22/2025 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250922-0075500

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 18th day of September, 2025

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22, 2029
COUNTY OF DAVIDSON

Address New Owner as:	Tax Bill To:	Map / Parcel
Johnny and Christal Vanderpool 261 New Sawyer Brown Road Nashville, TN 37221	New Owner	103020135.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Lindsey Dalton Willey, a married woman,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Johnny Wayne Vanderpool, Sr. and wife, Christal Deanne Vanderpool,** (hereinafter referred to as "Grantees"), their heirs and assigns, all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Beginning at a stake in the easterly margin of Osceola Avenue, as widened 60 feet South of a post in the line between Lots Nos. 21 and 22 of said Plan; said point now being the southwest corner of the land of Lewis D. Smith and wife; thence along Smith's south line North 79 degrees - 10' East 240 feet to a point, thence South 5 degrees - 15' East 120 feet to a point, thence South 79 degrees - 10' West 90 to a point, thence North 5 degrees - 15' West 60 feet to a point, thence South 79 degrees - 10' West 135 feet to east margin of Osceola Avenue as now widened; thence with the margin of the same, North 5 degrees - 15' West 60 feet to the point of beginning.

Being the same property conveyed to Yvonne Vanderpool, Johnny Wayne Vanderpool, and Debra V. Vanderpool, as joint tenants in common with right of survivorship, by Quitclaim from Yvonne Vanderpool, Johnny Wayne Vanderpool, Frank Edward Vanderpool, and Debra V. Vanderpool, as joint tenants with rights of survivorship, in record of Instrument No. 20160328-0028414, Register's Office for Davidson County, Tennessee. Yvonne Vanderpool has since died testate on April 10, 2018. Her Last Will and Testament was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in record of Case No. 25P607.

Being the same interest conveyed to Lindsey Dalton Willey by Quitclaim Deed from Debra V. Dalton, in record of Instrument No. 20240523-0038385, Register's Office for Davidson County, Tennessee.

This is an improved property commonly described as 116 Osceola Avenue, Nashville, TN 37209.

This is the same legal description found in the last deed of record.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 18th day of September, 2025.

Grantors:

Lindsey Dalton Willey

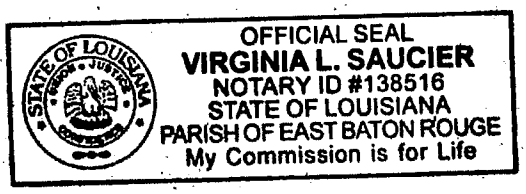
STATE OF Louisiana }
COUNTY OF East Baton Rouge

On this 18th day of September, in the year 2025, before me the undersigned, personally appeared Lindsey Dalton Willey, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 18th day of September 2025.

Virginia L. Saucier
Notary Public

My Commission Expires For Life



Certificate of Authenticity

I, Robert J. Notestine III, 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 Sept. 18, 2025.

AFFIANT SIGNATURE

9/22/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22 day of September, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029