Karen Johnson Davidson County
Batch # 1334850 DEEDQC
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Fees: $17.00 Taxes: $0.00
20251016-0082453

This instrument was prepared by:
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P.O. Box 519
Kingston Springs, TN 378082

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
ABRA LEE PENNINGTON 1126 McAlpine Ave. Nashville, TN 37216	2129 Belmont Blvd. Nashville, TN 37212	Map 061 15 0 Parcel 064.00

Know all persons by these presents, that **THOMAS N. HARGER AND LINDA L. HARGER**, married, (hereinafter collectively referred to as the "Grantor"), does hereby release, remise, quitclaim and give unto **ABRA LEE PENNINGTON,** married, (hereinafter referred to as the "Grantee"), all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

Two (2) tracts of land located in Davidson County, Tennessee, described as follows, to-wit:
TRACT 1:
LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.
SAID Lot No. 6 fronts 1 13.1 feet on the southerly side of McAlpine Avenue and runs back between parallel lines 388.5 feet to a dead line.
INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract of land conveyed to Alonzo C. Holt and wife, Ruby Lee Holt, by deed from Clyde M. Davis and wife, Lorena T. Davis, of record in Book 2195 page 549, said Register's Office.
BEING a northwesterly triangle of land of Lot No. 6 on the Plan of Kennedy and Gravest Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.
SAID part of Lot No. 6 being described according to a survey made by Ralph W. Lambert, Surveyor, on August 31, 1953, as follows:
BEGINNING at a point in the dividing line between Lots 4 and 6 on said Plan of Monte Vista, 268 feet from the rear end of said dividing line between Lots 4 and 6; thence northwardly with said dividing line between Lots 4 and 6, 1 13.5 feet more or less to an iron pin which is the dividing point between Lots 4 and 6 on the

southerly margin of McAlpine Avenue; thence eastwardly 7 feet, more or less, along the southerly margin of McAlpine Avenue to an iron pin; thence southwardly in a straight line 106.9 feet, more or less, to the point of beginning.
TRACT 11:
BEING a southeasterly triangle of land of Lot No. 4 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.
SAID part of Lot No. 4 being described according to a survey made by Ralph W. Lambert, Surveyor, on August 31, 1953, as follows:
BEGINNING at the mutual point in the rear line of Lots 4 and 6 of said Plan of Monte Vista; thence along the rear line of Lot No. 4, 14 feet to a point; thence northwardly 255 feet to a point in the dividing line between Lots 4 and 6 on said Plan of Monte Vista; thence southwardly and with the dividing line between Lots 4 and 6 on said Plan of Monte Vista 268 feet to the point of beginning.

This is improved (XXX) Unimproved (_) property, known as 1126 McAlpine Avenue, Nashville, Tennessee 37216

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14 day of ~~8/14~~ August, 2025.

THOMAS N. HARGER

LINDA L. HARGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Broderick O'Connell (name of notary public), **THOMAS N. HARGER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of August, 2025.

BRODERICK JOSEPH O'CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03-08-2028
DAVIDSON COUNTY

Notary Public

My Commission Expires: 03-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Broderick O'Connell (name of notary public), **LINDA L. HARGER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of August, 2025.

Notary Public

My Commission Expires: 03-08-2028

BRODERICK JOSEPH O'CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03-08-2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this the 14 day of August, 2025.

Notary Public

My Commission Expires: 03-08-2028

BRODERICK JOSEPH O'CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03-08-2028
DAVIDSON COUNTY