Karen Johnson Davidson County
Batch# 1335926 DEEDQC
10/20/2025 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251020-0083266

PROPERTY TAX INFORMATION:
OWNER: Colton Breeding & Frances Claire Breeding
7441 Lakeview Drive
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:
Jack E. Gritton, II
752 S. Church St.
Murfreesboro, TN 37130
From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

SEND TAX BILLS TO: same

Map/ Parcel: 088-00-0-065.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **DORIAN R. GRAY,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **COLTON BREEDING and FRANCES CLAIRE BREEDING, husband and wife,** their heirs and assigns, forever, all of his interest in and to that certain tract or parcel of real estate lying in Davidson County, Tennessee, and being further described as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located west of River Road, south of Lakeview Drive, being Lot No. 21 of Map A as referenced in Affidavit of record in Book 11001, Page 983, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set at the common rear corner of Clyde Gensert of record in Deed Book 7232, page 7, R.O.D.C. and Claude B. Phillips of record in Deed Book 6828, page 894, R.O.D.C, said parcels fronting the southerly margin of Lakeview Drive; Thence, with the southerly line of Phillips, N 67 degrees 36' 15" E., 163.17 feet to an iron pin set; Thence with Phillips and Dorian Gray N. 80 degrees 48'06" E., 412.45 to an iron pin set; Thence, with Richard L. Davis of record in Deed Book 5013, page 804, R.O.D.C., S. 81 degrees 48' 13" E., 58.23 feet to an iron pin set; Thence leaving Davis with lot 19, S. 03 degrees 35' 41" W., 353.04 feet to an iron pin set in the centerline of T.V.A. Transmission Line; Thence, with said centerline, S. 76 degrees 30' 08" W., 73.49 feet to an iron pin set; Thence S. 80 degrees 00' 43" W., 318.80 feet to an iron pin set; Thence, leaving T.V.A. line with lot 20, N. 34 degrees 18'13" W., 369.22 feet to the point of beginning containing 187,900 square feet or 4.31 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C., dated April 24, 1998.

Being the same property conveyed to Dorian R. Gray by Executor's Deed from Dorian R. Gray, as surviving spouse, beneficiary and devisee under the Last Will and Testament of Donna H. Gray, for the express purpose of creating a fee simple in the grantee, dated July 21, 2014 and of

record in Instrument No. 20140723-0065343 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 17th day of October, 2025.

Dorian R. Gray by Heidi Breeding, his Attorney-In-Fact

Dorian R. Gray by Heidi Breeding, ~~her~~ his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Heidi Breeding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (Warranty Deed) in behalf of Dorian R. Gray and further acknowledged that she executed the same as the free act and deed of said Dorian R. Gray, and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said Dorian R. Gray and appearing of record in Instrument No. 202510200083264 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 17th day of October, 2025.

Jessica Jones
Notary Signature
My commission expires: 5-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Claire Bolledew
AFFIANT

Sworn to and subscribed before me, on this 17th day of October, 2025.

Jessica Jones
NOTARY PUBLIC

My Commission Expires: 5-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

True Copy Certification

I, Jack E. Gritton II, 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 10/17/2025 . (Date of Document)

Affiant Signature

Date: 10/17/2025

State of TENNESSEE

County of RUTHERFORD

Subscribed to me this 17th , day of October , 2025.

Jessica Jones

Notary's Signature

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

My Commission Expires: May 17, 2028