QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1340810 DEEDQC
10/31/2025 02:14:23 PM 3 pgs
Fees: $18.00 Taxes: $203.50

20251031-0086894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $55,000.00.

Foronta Ewing
Affiant

Subscribed and sworn before me this 31 *day of* October, *2025.*

Teresa Morgan
Notary Public

My commission expires: 7/7/2027
(Affix Seal)

TERESA M. MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-27

THIS INSTRUMENT PREPARED BY
Teresa Morgan, Morgan Law Group, PLLC, PO Box 60711, Nashville, TN 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cary Ewing 1520 23rd Ave. North Nashville, TN 37208	Cary Ewing 1520 23rd Ave. North Nashville, TN 37208	050-15-0-097.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

FORONTA EWING, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CARY EWING

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, HIS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 554 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the southerly margin of Spears Road the common corner of Lots Nos. 553 and 554; thence with the line between said lots, southerly 95.9 feet to a corner of Lot No. 555; thence with the line between Lots Nos. 554 and 555, southeasterly 96.3 feet to a point in the westerly margin of Crislynndale Drive; thence with the margin of said Drive along a slight curve, northwardly 134.92 feet to a point, the beginning of a curve; thence around said curve, northwardly 38.64 feet to a point in the southerly margin

of Spears Road; thence with the margin of the same, westerly 86.72 feet to the point of beginning.

Being the same property conveyed to Gloria T. Ewing and Mary C. Wainwright by Deed from Charles Cayce, Executor of the Estate of Annie H. Wilmore, deceased executed on November 2, 1983 of record in Book 6179, Page 900, Register's Office for Davidson County, Tennessee.

Said Mary C. Wainwright died intestate on November 25, 1989 with no suriving spouse or issue. Her heirs are law are named in the Amended Affidavit of Inheritance of Real Property executed by Louise Nesbitt Watson on December 14, 1990 of record in Book 8276, Page 245: Mary C. Wainwright's heirs at law were her sister and brothers: Louise Nesbitt Watson, Arppie G. Thompson, John E. Nesbitt, Henry C. Nesbitt. Her brother Alvin Ray Nesbitt predeceased Mary C. Wainwright, leaving one surviving daughter, Willie B. Moore. Mary C. Wainwright's brother Robert E. Nesbitt predeceased her leaving four surviving children: Robert Nesbitt, Harold Nesbitt, Diane Nesbitt and Anthony Nesbitt. Mary C. Wainwright's brother Leon Nesbitt predeceased survived by Sheridan Beasley.

Louise Nebitt Watson conveyed her interest in the property to Gloria T. Ewing by Warranty Deed executed on September 25, 1990 of record in Book 8210, Page 893, said Register's Office.

Arppie Thompson conveyed her interest in the property to Gloria T. Ewing by Quitclaim Deed executed on January 16, 1991 of record in Book 8280, Page 298, said Register's Office.

John Ed Nesbitt conveyed his interest in the property to Gloria T. Ewing by Warranty Deed executed on September 6, 1990 of record in Book 8202, Page 452, said Register's Office.

Henry C. Nesbitt conveyed his interest in the property to Gloria T. Ewing by Warranty Deed executed on October 25, 1990 of record in Book 8228, Page 288, said Register's Office.

Willie B. Moore conveyed her interest in the property to Gloria T. Ewing by Warranty Deed executed on November 26, 1990 of record in Book 8280, Page 295, said Register's Office.

Robert Nesbitt conveyed his interest in the property to Gloria T. Ewing by Warranty Deed executed on December 31, 1990 of record in Book 8280, Page 286, said Register's Office.

Harold Nesbitt conveyed his interest in the property to Gloria T. Ewing by Warranty Deed executed on December 28, 1990 of record in Book 8280, Page 292, said Register's Office.

Diane Nesbitt conveyed her interest in the property to Gloria T. Ewing by Warranty Deed executed on December 28, 1990 of record in Book 8280, Page 289, said Register's Office.

Anthony Nesbitt conveyed his interest in the property to Gloria T. Ewing by Warranty Deed executed on September 5, 1990 of record in Book 8202, Page 449, said Register's Office.

Gloria T. Ewing died intestate on January 2, 2023. She was not married at the time of her death and was survived by four (4) children: John T. Ewing, Jr., Cary Ewing, Rhonda Ewing Burgess and Foronta Ewing. An estate was opened for Gloria T. Ewing in the Davidson County Circuit Court (Docket No. 23P1510). Letters of Administration were granted to John W. Ewing, Jr. on February 12, 2024. No claims were filed against the estate and it is not insolvent.

This conveyance is subject to: 1) Davidson County Property Taxes due and payable which have been assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on any plan of record; 6) All applicable government and zoning regulations.

This is improved property known as **3316 Spears Road, Nashville, TN 37207.**

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.~~

TMM

Witness my hand this 31st day of October, 2025.

BY: Foronta Ewing
FORONTA EWING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TERESA M. MORGAN, a Notary Public in and for said County and State, the within named FORONTA EWING, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained and that she/he is over the age of 18 and is of sound mind.

Witness my hand and official seal this 31st day of October, 2025.

Teresa Morgan
NOTARY PUBLIC

My commission expires: 7/7/2027

TERESA M. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. 7-7-2027