Karen Johnson Davidson County
Batch# 1342305 DEEDQC
11/05/2025 02:36:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251105-0088300

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF CHEATHAM} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 30th day of October, 2025. Notary Public My Commission Expires: 1.24.29 JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

Address New Owners as:	Tax Bill To:	Map / Parcel
March Egerton **PO Box 160730** **Nashville, TN 37216**	**New Owner**	05104017900 05104006600 05104006700 04306000500 04306000600 04306000700

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 without the benefit of a title examination.

For a consideration, the receipt and sufficiency of which is hereby acknowledged, know all persons by these presents, **Belle Meade Title and Escrow, as Trustee,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **March Egerton** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I [05104017900]
Tract A of the subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description hereof.

Being the same property conveyed to Belle Meade Title and Escrow, as Trustee, by Warranty Deed from Madison Suburban Utility District of Davidson County,

Tennessee, a Tennessee public benefit corporation, in record of Instrument No. 20250212-0010674, Register's Office for Davidson County, Tennessee.

This property is commonly known as 0 West Webster Street, Madison, TN 37115.

Tract II [05104006600]

Land in Davidson County, Tennessee, being Unit (66) on the Subdivision of the James and Mary Crossman Property of record in Instrument No. 20010508-0047136, Register of Deeds Office for Davidson County, Tennessee. Excluded from this description is Tract A.

Being the same property conveyed to Belle Meade Title and Escrow, as Trustee, by Warranty Deed from Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, in record of Instrument No. 20250212-0010674, Register's Office for Davidson County, Tennessee.

This property is commonly known as 103 West Webster Street, Madison, TN 37115.

Tract III [05104006700]

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at the northeast intersection of Webster Street and the L & N Railroad right-of-way, thence along said right-of-way North 18 deg. 33' East 323 feet, more or less, to Cartwright's southwest corner, now the Madison Shopping Center; thence along the Madison Shopping Center line, South 55 deg. East 209.6 feet; thence South 18 deg. 33' West 271.4 feet to the north margin of Webster Street; thence with Webster Street, North 49 deg. West 200 feet to the point or place of beginning.

Being the same property conveyed to Belle Meade Title and Escrow, as Trustee, by Warranty Deed from Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, in record of Instrument No. 20250212-0010674, Register's Office for Davidson County, Tennessee.

This property is commonly known as 115 West Webster Street, Madison, TN 37115.

Tract IV [04306000500]

Being a tract of land in Davidson County, Tennessee, and that property conveyed to Derek Kimbro in Instrument No. 20080117-0005373, R.O.D.C.T, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/16/16 as follows:

Beginning at an iron pin in the northerly margin of Anderson Lane, said pin being a common corner to Janice M. Fly in (DB 10984 PG 745 RODCT) and the most Southwest corner to herein described tract; Thence now leaving said margin with said Fly North 04 degrees 43 minutes 15 seconds East, passing the Northeast corner of said Fly at 233.00' a total of 452.62' to an existing iron pin at the Southwest corner of Paradise Properties; Thence with the Southerly line of said Paradise Properties North 89 degrees 12 minutes 44 seconds East, 108.37'; Thence now leaving said Paradise Properties North 00 degrees 16 minutes 39 seconds West, 450.08' to a point in the Northerly Margin of Anderson Lane; Thence with said margin South 89 degrees 00 minutes 00 seconds West, 143.46' to the point of beginning, containing 1.301 acres.

Being the same property conveyed to Belle Meade Title and Escrow, Trustee by Warranty Deed from Thomas H. Pierce, married, in record of Instrument No. 20250303-0015815, Register's Office for Davidson County, Tennessee.

This property is commonly known as 0 Anderson Lane, Madison, TN 37115.

Tract V [043060006.00]

Being a tract of land in Davidson County, Tennessee, and that property conveyed to Kimbro Services, Inc., in Instrument No. 20131216-126706 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/16/16 as follows:

Beginning at an existing iron pin in the edge of a gravel drive in the Northerly margin of Anderson lane, said pin being the Southwest corner of John H. Jackson and the Southeast corner to herein described tract; Thence now leaving said Jackson with said margin South 89 degrees 00 minutes 00 seconds West, 143.46'; Thence now leaving said margin North 00 degrees 16 minutes 39

seconds east, 450.08' to a point in the Southerly line of paradise Properties; thence with the Southerly line of said Paradise Properties North 89 degrees 12 minutes 44 seconds East, 108.37' to an existing iron pin, said pin being the Northwest corner of previous said Jackson; Thence now leaving said Paradise with the Westerly Line of said Jackson South 04 degrees 11 minutes 20 seconds East, 450.26' to the point of beginning, contained 1.300 acres.

Being the same property conveyed to Belle Meade Title and Escrow, Trustee by Warranty Deed from Thomas H. Pierce, married, in record of Instrument No. 20250303-0015815, Register's Office for Davidson County, Tennessee.

This property is commonly known as 0 Anderson Lane, Madison, TN 37115.

Tract VI [04306000700]

Land in Davidson County, Tennessee, being more particularly described as follows:

Being part of Lot No. 28 on the Plan of The Dixie Pure Food Company's Subdivision of record in Plat Book 332, Page 51, in the Register's Office for Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of the Subdivision of part of Lot No. 28 on said Dixie Pure Food Company's Subdivision, described according to a survey made by Blanchard and Parrish, Surveyors May 31, 1937.

Said Lot No. 3 fronts 144.5 feet on the Northerly margin of Anderson Land and extends back 461.74 feet on the Easterly line and 461.6 feet on the Westerly Line to a dead line in the rear, measuring 109.2 feet thereon.

Being the same property conveyed to Belle Meade Title and Escrow, Trustee by Warranty Deed from Lauren D. Matthews, a single person, in record of Instrument No. 20250303-0015796, Register's Office for Davidson County, Tennessee.

This property is commonly known as 515 Anderson Lane, Madison, TN 37115.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 30th day of October, 2025.

Grantors:
Belle Meade Title and Escrow, Trustee

By: Robert J. Notestine, III, as President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, III, President for Belle Meade Title and Escrow, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President for Belle Meade Title and Escrow, Trustee**, and as such **President** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Belle Meade Title and Escrow, Trustee,** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Robert J. Notestine, III as President of Belle Meade Title and Escrow, Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this **30th day of October, 2025.**

Notary Public

My Commission Expires: 1-24-29

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

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 Oct. 30, 2025.

AFFIANT'S SIGNATURE

Oct. 30, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 30 day of October, 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