Karen Johnson Davidson County
Batch# 1342316 DEEDQC
11/05/2025 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251105-0088316

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Chris Herndon

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0495

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert E. Herndon, married	NEW OWNER	Map: 062-13-0-070.00
(NAME) 1408 Hemlock Ave.	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

CHRISTOPHER H. HERNDON, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

ROBERT E. HERNDON, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of George I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract as of record in Book 843, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of the Williams Ferry Road at the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 200 feet to the westerly margin of Hemlock Avenue; thence with said Avenue northwardly 100 feet to the corner of Lots Nos. 3 and 4; thence with the line betwen lots Nos. 3 and 4 westwardly 200 feet to the easterly margin of the Williams Ferry Road; thence with said Road southwardly 100 feet to the beginning.

Being the same property conveyed to Joe H. Herndon and wife, Jean P. Herndon, by deed from John R. West and wife, Eleanor Swift West, of record in Book 2281, Page 525, Register's Office for said County. The said Jean P. Herndon died on July 31, 2008, and title vested in Joe H. Herndon as surviving tenant by the entirety. The said Joe H. Herndon having since died. See also Affidavit of Heirship of record in Instrument No. 20250430-0033309, said Register's Office. Christopher H. Herndon is one of the heirs at law identified in said Affidavit.

This is improved property, known as 1408 Hemlock Ave., Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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.

Witness my hand this 5th day of November, 2025.

Christopher H. Herndon

Christopher H. Herndon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher H. Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of November, 2025.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 November 5, 2025

(AFFIANT) – Anita Lester

November 5, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me November 5, 2025

My commission expires: 11/2/29

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY