This Instrument Prepared By:
*TITLE ESCROW OF ROBERTSON COUNTY, INC.*
*215 Highway 76*
*White House, TN 37188*
*(615) 672-7925*

*ADDRESS NEW OWNER:*
*103 Dellrose Avenue*
*Nashville, TN 37214*

Karen Johnson Davidson County
Batch# 1342597 DEEDQC
11/06/2025 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251106-0088657

*SEND TAX BILL:*
*To Owner*

*MAP AND PARCEL:*
*084 14 0 159.00*

*OWNER:*
*Lois A. Larson*

# QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I/we, Lois A. Larson, hereby Quitclaim all my/our interest to Lois A. Larson, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 29 on the Map of Donelson Meadows, Section Two, as of record in Book 2133, page 100 and 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 97.37 feet on the easterly side of Dellrose Avenue as measured partly along a slight curve and runs back 206.9 feet on the northerly line and 183.3 feet on the southerly line, to a dead line, measuring 89.8 feet.

Being the same property conveyed to Robert B. Larson and wife, Lois A. Larson from Jack Hendrixson and wife, Cindy Hendrixson by Deed dated July 20, 1984, and as of record in Book 6345, page 388, said Register's Office. The said Robert B. Larson having since died August 1, 2022 leaving the subject property vested in Lois A. Larson as the surviving tenant by the entirety.

This is improved property known as 103 Dellrose Avenue, Nashville, TN 37214

And now I/we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my/our interest unto the said Lois A. Larson, heirs and assigns, forever; and I/we, Lois A. Larson, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of November, 2025.

Lois A. Larson

Lois A. Larson

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 6th day of November, 2025, before me personally appeared Lois A. Larson to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of November, 2025.

Notary Signature
My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Robertson

The actual value or consideration, whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me this 6th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 11/6/25.

Affiant Signature

Date: 11/6/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 6th day of November, 2025.

Notary Public

My commission expires: 12/19/28

