Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Penelope Clardy Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2025. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1351464 DEEDQC
11/26/2025 11:41:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251126-0094494

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PENELOPE CLARDY	**SAME**	**091-07-0-365.00**
(NAME) **5221 MICHIGAN AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PHYLLIS N. FRAZIER, MICHAEL WHITE, PENELOPE CLARDY, AND NICHOLAS WHITE, BEING ALL THE HEIRS AT LAW OF CANNONBALL WHITE, F/K/A DONNIE WHITE, IN ORDER TO CREATE A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **PENELOPE CLARDY,** HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of 53rd Avenue North, now closed, parallel to and east of Lot 1202, Block 179 of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of 53rd Avenue North fronts 50 feet on the southerly margin of Michigan Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Donnie White, unmarried, from Lois Jane Huddleston, unmarried, by warranty deed dated April 14, 1998, of record in Book 10887, page 853, Register's Office for Davidson County, Tennessee. Further, being conveyed to Donnie White, unmarried, and Phyllis Frazer, unmarried, from Donnie White, unmarried, by quitclaim deed dated September 25, 2002, of record in Instrument No. 20021009-0123446 and re-recorded in Instrument No. 20021122-0145403, said Register's Office. Further, being conveyed to Donnie White, unmarried, from Donnie White, unmarried, and Phyllis Frazier, unmarried, by quitclaim deed dated May 27, 2004 of record in Instrument No. 20040601-0063415, said Register's Office. The said CANNONBALL WHITE, f/k/a DONNIE WHITE having since died on or about November 26, 2023 intestate. The Administration of his Estate, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 24P656, shows the Grantors herein as his sole heirs at law.

See Affidavit of Heirship of record in Instrument No. 20250416-0029102, said Register's Office. See Order of Name Change from Donnie Wayne White to Cannonball White dated April 14, 2004 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to Metro Council Bill #75-1262 of record in Book 4929, page 917, said Register's Office, closing portion of 53rd Avenue North, but retaining all utility easements. This conveyance is subject to any other easements, conditions and restrictions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **5221 MICHIGAN AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 our hands this 19th day of November, 2025.

PHYLLIS N. FRAZIER

MICHAEL WHITE

PENELOPE CLARDY

NICHOLAS WHITE
By: Michael White, his Attorney in Fact

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 **PHYLLIS N. FRAZIER, MICHAEL WHITE, AND PENELOPE CLARDY,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of November, 2025.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of November, 2025, before me personally appeared **MICHAEL WHITE, Attorney in Fact for Nicholas White,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Nicholas White**, and who acknowledged that he executed the same as the free act and deed of **Nicholas White.**

Witness my hand and official seal at office this 19th day of November, 2025.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public