Karen Johnson Davidson County
Batch# 1351491 DEEDQC
11/26/2025 12:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251126-0094528

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alison Lee Colyar 1120 Eastdale Ave. Nashville, TN 37216	SAME	061 11 0 196.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 25th day of November, 2025, between **Alison C. McArthur,** a resident of Davidson County, Tennessee ("Grantor"), and **Alison Lee Colyar**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 129 on the Map of EASTDALE PLACE, a subdivision of part of Lot No.4 in the Division of William Williams Land of record in Book 547, Pages 29 and 30, Register's Office for said County.

SAID Lot No. 128 fronts 80 feet on the southerly side of Bastdale Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Alison C. McArthur, unmarried, by Warranty Deed from John W. Beaty and wife, Lousie G. Beaty, of record in Instrument No. 20001004-0098489, Register's Office for said County.

This is improved property known as: 1120 Eastdale Avenue, Nashville, TN 37216.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Alison Colyar F/K/A (L.S.) Alison McArthur
Alison C. McArthur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Alison C. McArthur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 25th of November, 2025.

Notary Public
My Commission Expires: May 9, 2026

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 25th of November, 2025.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 25, 2025.

November 25, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 25 day of November, 2025

Notary Public:

My Commission Expires: 7.6.26