Karen Johnson Davidson County
Batch# 1353128 DEEDQC
12/03/2025 10:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251203-0095819

THIS INSTRUMENT PREPARED BY:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
allie@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 11th day of November, 2025.

Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Allen Clarkson, Trustee 2311 Hobbs Road Nashville, Tennessee 37215	Allen Clarkson 233 Oxford Road East Lansing, MI 48823	131 01 0 053.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Allen Clarkson and Kathryn Finney, Executors of the Estate of Katherine Mary Finney**, deceased (the "decedent"), who died on

September 20, 2025, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on October 8, 2025, and recorded under Docket Number 25P-1995 in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto **Allen Clarkson, Trustee of the Hobbs House Trust**, all right, title and interest of the decedent and the decedent's estate in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of November, 2025.

ESTATE OF KATHERINE MARY FINNEY

By: _____
Allen Clarkson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen Clarkson, Executor of the Estate of Katherine Mary Finney, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of November, 2025.

_____ My Commission Expires: _____
Notary Public

202512030095819

By: _____
Kathryn Finney, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn Finney, Executor of the Estate of Katherine Mary Finney, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of November, 2025.

_____ My Commission Expires: _____
Notary Public



EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 36 on Map of B.N. Stammer Subdivision and of record in Book 1424, Page 23, Register's Office for said County.

Said lot fronts 100 feet on south side of Hobbs Road and runs back between lines 239.17 feet on west line of Lot 36 and 239.20 on east line of Lot 36 to a dead line on which they measure 100 feet.

Being the same property conveyed to Rebecca C. Finney by deed from Berry Anderson and wife, Ethel Anderson of record in Book 2193, Page 393, Register's Office for Davidson County, Tennessee.

Rebecca C. Finney died on January 16, 2003, and devised her interest the subject property by Will to Katherine Finney. The Last Will and Testament of Rebecca Culbreth Finney is of record in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 03P254.

Katherine Finney died on September 20, 2025, and devised her interest the subject property by Will to Allen Clarkson, Trustee of the Hobbs House Trust. The Will of Katherine Mary Finney is of record in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket Number 25P-1995.

Katherine Mary Finney is one and the same person as Katherine Finney.

This property is known as 2311 Hobbs Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 11, 2025.

12/02/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of December, 2025.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

