QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2025.

Notary

My Commission Expires: 11/2/2027

Ryllie L Newell
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Karen Johnson
Batch # 1360621
12/22/2025 01:52:41 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251222-0101568

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owners:	Send Tax Bills to:	Map and Parcel ID No.
Diane R. Croteau-Nesbitt 2817 West End Ave Ste 126-337 Nashville, TN 37203	SAME	094-15-0-077-00

THIS INSTRUMENT made and entered into on this the 18th day of December, 2025, by and between DIANE R. NESBITT and PETER A. NESBITT, wife and husband, ("Grantors") and DIANE R. NESBITT ("Grantee"); dated December 22, 2025.

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transform, release, relinquish, and quitclaims unto Grantee, all Grantors's right, title, and interest in and to the real property in the State of Tennessee, the following described real property located in Davidson County, and incorporated herein by reference:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 11 on the Map of the Subdivision of Lot No. 7 of the William G. M. Campbell Lands, not of record, the original Lot No. 7 being of record in Book 843, Page 30, of said Register's Office and described as follows:

BEGINNING at a point in the easterly martin of Spence Lane or Montrose Avenue 1150 feet north of the northeast corner of the property conveyed to the Davidson County Board of Education by deed of record in Book 971, Page 382, said Register's Office; thence eastwardly and at right angles to Spence Lane or Montrose Avenue 300 feet to a point; thence northwardly and parallel with the easterly martin of Spence Lane or Montrose Avenue, 100 feet to a point; thence westwardly 300 feet to a point in the easterly margin of Spence Lane or Montrose Avenue; thence southerly with the easterly margin of said Lane or Avenue 103 feet, more or less, to the beginning.

Included in the above description, but excluded from this conveyance, is that portion of the above described property conveyed to the Metropolitan Government of Nashville & Davidson County, in Book 4223, Page 155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Brent Martin by quitclaim deed from Joseph Michael Martin and wife, Margaret Martin of record in Book 11576, page 353. Register's Office for Davidson County, Tennessee, dated 07/14/1999 and recorded on 07/16/1999.

Being the same property conveyed to Diane R. Nesbitt and Peter A. Nesbitt, wife and husband, by warranty deed from David Brent Martin of record in Instrument No. 20161121-0122674, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Overhead Line Easement of record in Instrument Number 20051213-0149678, in the Register's Office for Davidson County, Tennessee, and (2) all matters shown on the Plan of record in Plat Book 843, Page 30, Register's Office for Davidson County, Tennessee.

For Informational Purposes ONLY

This is improved property known as: 248 Spence Lane, Nashville, TN 37210.

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.

The Grantors makes no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 22nd day of December, 2025.

DIANE R. NESBITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANE R. NESBITT**, 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, the 22nd day of December, 2025.

Notary Public

Rylie L Nesbitt STATE OF TENNESSEE NOTARY PUBLIC Davidson County

My Commission Expires: 11/2/2027

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this, the 18th day of December, 2025.

PETER A. NESBITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PETER A. NESBITT**, 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, the 18th day of December, 2025.

Notary Public

My Commission Expires: 9-28-26

