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: 9-28-26

STACEY ANGELLO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Karen Johnson
Batch # 1364098
12/31/2025 11:00:44 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251231-0104424

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 owner:	Send Tax Bills to:	Map and Parcel ID No.
Peter Nesbitt 306 Spence Lane Nashville, TN 37210	SAME	09415000900

THIS INSTRUMENT made and entered into on this the 18th day of December, 2025, by and between DIANE R. CROTEAU-NESBITT and spouse, PETER A. NESBITT and ("Grantors") and PETER A. NESBITT ("Grantee"): dated December 18, 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:

A lot or tract of land in the 3rd, formerly 15th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the plan of the subdivision of the lands of Wm. G. M. Campbell, as of record in Book 9, page 337, Register's office for said County, also of record in book 843, page 30, said Register's Office, and being the westerly 160 feet of the southerly 100 feet of Lot No. 9 on the plan of a subdivision shown on the described according to a survey made in May, 1934, but not recorded, as follows:

Beginning at a point on the easterly margin of Spence Lane, or Montrose Avenue, as widened, 900 feet northerly from the northwest corner of the property conveyed to the Davidison County Board of Education by deed of record in Book 971, page 382, said Register's office; thence easterly and at right angles to Spence Lane or Montrose Avenue, 160 feet to a point; thence northerly and parallel with the easterly margin of Spence Lane or Montrose Avenue, 100 feet to a point; thence westerly 160 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, 100 feet to the beginning.

Being the same property conveyed to E. G. Lee and wife, Letha Lee by deed from Samuel B. Helton and wife, Minnie Ruth Helton of record in Book 2014, page 181, Register's Office for Davidson County, Tennessee. The said E. G. Lee and wife, Letha Lee having died leaving Flora Ruth Lee and Robert E. Lee as the sole heirs at law. Robert E. Lee conveyed his interest to Flora Ruth Lee, unmarried, of record in Book 7056, page 848, said Register's Office.

Being the same property conveyed to Diane R. Croteau-Nesbitt and spouse, Peter A. Nesbitt, by Warranty Deed from Flora Ruth Lee, unmarried, of record in Instrument No. 20131101-0113474, Register's Office for Davidson County Tennessee.

For Informational Purposes ONLY

This is improved property known as: 306 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.

Rylie L Newell
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

DIANE R. CROTEAU-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. CROTEAU-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

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

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY