Karen Johnson Davidson County
Batch# 1366276 DEEDQC
01/06/2026 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0001091

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF Davidson } The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 20 day of November, 2025. Notary Public My Commission Expires:	
Address New Owner as:	**Tax Bill To:**	**Map / Parcel**
Cathy Moreland **302 Claudia Drive,** **Old Hickory, TN 37138**	**New Owner**	**p/o Map 44 Parcel 9**
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.		

ROBERT J. NOTESTINE III
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22, 2029
COUNTY OF DAVIDSON

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Mitzi Jones Luther and Sandra Jones Agee,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Cathy Moreland,** (hereinafter referred to as "Grantee"), her heirs and assigns, all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and 12.1 acre tract purchased from Grantors by John L. Crandall in separate deeds. This strip of land is described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acres tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence North 40 deg. 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 deg. 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 deg. 56' West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46 deg. 28' East 25.03 feet to a point; thence South 34 deg. 09' East 25.7 feet along the northerly line of a 11.5 acres tract purchased by John L. Crandall to an iron pin; thence North 41 deg. 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 deg. 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly

direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

This property is commonly known as 302 Claudia Drive, Old Hickory, TN 37138.

Being the same property conveyed to Martin R. Jones and Christine S. Jones by Warranty Deed from James C. Bowen and Bonnie J. Bowen in record of Book 3163, Page 323, Register's Office for Davidson County, Tennessee. Martin R. Jones and Christine S. Jones have since passed, vesting title in the Grantors as their sole heirs at law.

This Quitclaim Deed is being executed to convey any interest the Grantors may have in the above-described real property.

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

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 12/19/25 day of ~~November~~ December, 2025.

Mitzi Jones Luther

Mitzi Jones Luther

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~} Wilson

On this 19 day of ~~November,~~ December in the year 2025, before me the undersigned, personally appeared **Mitzi Jones Luther**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 19 day of ~~November,~~ December 2025.

Notary Public

My Commission Expires: 05/14/2029

MONTGOMERY GREER
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 14, 2029
COUNTY OF WILSON

Sandra Jones Agee

Sandra Jones Agee

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~} Wilson

On this 19 day of ~~November,~~ December in the year 2025, before me the undersigned, personally appeared **Sandra Jones Agee**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 19 day of ~~November,~~ December 2025.

Notary Public

My Commission Expires: 05/14/2029

MONTGOMERY GREER
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 14, 2029
COUNTY OF WILSON

Certificate of Authenticity

I, Robert J. Notestine, III, 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 December 20, 2025

AFFIANT SIGNATURE

Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of January, 2025.

NOTARY'S SIGNATURE

My Commission Expires:

Notary's Seal:

ROBERT J. NOTESTINE III
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22, 2029
COUNTY OF DAVIDSON