After recording, return document
and send future tax statements to:

Mary Jane McClarty
223 Wynbrook Ct.
Nashville, TN 37221

Karen Johnson
Batch # 1376995
02/06/2026 01:08:33 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260206-0008764

This instrument prepared by:

Mary Jane & Fallon McClarty / new owner
110 Bellevue Road #35
Nashville, TN 37221

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 29th day of January, 2026 between the grantor,

Fallon McClarty, daughter of Mary Jane McClarty and 1/4 owner of property
110 Bellevue Road #35
Nashville, Tn 37221

and the grantee,

Mary Jane McClarty

WITNESSETH, that in consideration of the sum of $1 and Love & Affection

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson, in the State of Tennessee, to wit:

See Exhibit A

Parcel ID: 142 150 A 03500
Commonly known as: 110 Bellevue Road #35
Source of title: Instrument # 202110070134694

THIS CONVEYANCE is made subject to:
All applicable restrictions, easements, building set back lines and conditions of record, including but not limited to those in the Register of Deeds' office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: Fallon McClarty
Print name: Fallon McClarty
Capacity: 1/4 owner

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of January, 2026 before me personally appeared Fallon McClarty,
to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that her executed the same as her free act and deed.

Signature: _____
Print name: Elizabeth Ibarra
Title: Notary public
My commission expires: 12/21/2027

ELIZABETH IBARRA
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief the actual consideration for this transfer is $ 1.00.

Fallon McClarty
Signature

Fallon McClarty
Print name

Signature

Print name

SUBSCRIBED AND SWORN TO before me this 29th day of January, 2026.

Signature:
Print name: Elizabeth Ibarra
Title: Notary public
My commission expires: 12/21/2027

ELIZABETH IBARRA
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Exhibit A

Exhibit "A"

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

Tract I:

BOOK 5520 PAGE 251

Land in the 9th Civil District of Davidson County, Tennessee, described according to a sruvey made by S. H. Hutchison, dated September 17, 1964, as follows:

Beginning at a stake in the north margin of Bellevue Road, at Charley Moss southwest corner; thence with said Road, North 87 deg. West 300 feet to a stake in the east line of H. H. Dillard; thence with said line North 2 deg. east 880 feet to a stake, a corner of H. H. Dillard; thence along his south line, North 88 deg. East 398 feet to an iron stake, Morley's northwest corner thence along Morley's west line, South 17 deg. west 208 feet to an iron stake the northwest corner of the Italian & American Club Property; thence along their west line, South 16 deg. west 302 feet to a stake with hackberry pointers; continuing along their west line, and along the west line of Charley Moss, South 2 deg. 30' east 420 feet to the point of beginning containing 6.12 acres, more or less.

Tract II:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the North side of Bellevue, being a portion of the H. H. Dillard Land, as of record in Book 2150, page 575, Register's Office for said County, and described according to a survey made by S. H. Hutchison, dated December 20, 1966, as follows:

Beginning at an iron stake on the north margin of Bellevue Road, the same being J. R. Haynes southwest corner of a 6.12 acre tract; thence with the north margin of said Road, North 87 deg. 30' West 200 feet to an iron stake; thence leaving said Road, North 2 deg. 10' East 436 feet to an iron stake; thence South 87 deg. 30' East 200 feet to an iron stake with black locust and sassafras pointers in the west line of the J. R. Haynes 6.12 acre tract; then with the west line of said tract, South 2 deg. 10' west 436 feet to the point of beginning, containing 2 acres more or less.

Being the same property conveyed to Kelly Prim, Trustee, by deed from Danny F. King and John R. Parker, d/b/a Par-King Investment Company, a partnership, of record in Book 5247, page 259, Register's Office for Davidson County, Tennessee.