Karen Johnson Davidson County
Batch # 1383709 DEEDQC
02/20/2026 10:49:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260220-0013611

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Robert R. Mosley, Jr. Ima W. Mosley 151 Spring Valley Road Nashville, TN 37214	Same as Owner.	095-08-0-113.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ima W. Mosley,** as Grantor, by these presents does hereby quitclaim and convey unto **Ima W. Mosley and Robert R. Mosley, Jr., husband and wife,** as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 151 Spring Valley Road, Nashville, Tennessee 37214.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF We have hereunto set our hands and seals on this 19th day of February, 2026.

Robert R. Mosley, Jr.

Ima W. Mosley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sadie Guzik, a Notary Public in and for said County, **Robert R. Mosley, Jr.** and **Ima W. Mosley**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2026.

SADIE MARIE GUZIK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

Notary Public

My Commission Expires: 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Robert R. Mosley, Jr.

Subscribed and sworn to before me, this 19th day of February, 2026.

Notary Public

My Commission Expires: 07/06/2026

SADIE MARIE GUZIK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

EXHIBIT "A"

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

TRACT ONE: Being Lot No. 5 on the unrecorded map of the re-subdivision of Lots No. 71, 73 to 76 inclusive, and Lots 105 and 106 on the plan of Bluefields, a record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, May 24, 1952, as follows: BEGINNING at a point in the northerly margin of Spring Valley Road, said point being 18 feet east of the original southwest corner of Lot No. 74 on said plan being the common corner of Lots 5 & 6 on said re-subdivision; thence with the line between said two lots, northerly 322 feet to the southerly line of Lot No 68 on the original subdivision; thence with the southerly line of the same, easterly 60 feet to the common corner of Lots 4 & 5 on said re-subdivision; thence with the line between said lots southerly 297 feet to a point in the northerly margin of Spring Valley Road; thence with the margin of same, westerly 100 feet to the point of beginning.

TRACT TWO: Land lying in the First Civil District, Davidson County, Tennessee, said tract or parcel of land being part of Lot No. 6, on the unrecorded map of the resubdivision of lots Nos. 71, 73 to 76 inclusive and Lots 105 and 106, on the plan of Bluefields, as of record in Plat Book 843, Page 34, Register's Office for said County, and being more particularly described as follows: BEGINNING at the common rear corner of Lot No. 5 and Lot No. 6, on the aforesaid unrecorded map, said point being the northeasterly corner of the property being described in Deed Book 4284, Page 310, and the northwesterly corner of the property being described in Deed Book 2394, Page 51, Register's Office for said County; thence running with the common line of said Lots No. 5 and 6, southerly 74 feet, more or less to a point in the common line of said tracts; thence leaving the common line of Lots No. 5 & 6, westerly 50 feet, more or less to a point; thence in a northerly direction 77 feet more or less to a point in the northerly line of Lot No. 6; thence with the northerly line of said Lot No. 6 in an easterly direction 47 feet, more or less to the point of beginning.

Included with this conveyance is all of Grantors right, title and interest in the Agreement For Dedication of Easement of record in Book 9457, page 915, RODC, and any other Easement Agreement of record.

BEING the same property conveyed to **Ima W. Mosley**, by Quitclaim Deed from **Robert R. Mosley, Jr.**, dated January 28, 2009, instrument number 20090128-0007414, Register's Office for Davidson County, Tennessee.

The foregoing description was taken from the prior deed of record. *See* T.C.A. Section 66-24-121.