Karen Johnson Davidson County
Batch# 1384741 DEEDQC
02/23/2026 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260223-0014372

QUITCLAIM DEED

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 04/22/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 26-0063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca Pearson, unmarried	New Owner	Map: 095-04-0-192.00
(NAME) 112 Spring Valley Rd	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LUKE WALKER PEARSON, MARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

REBECCA PEARSON, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being the northerly part of Lot No. 37 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, Third Civil District of Davidson County, Tennessee, as of record in Book 843, Page 16, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Spring Valley Road, at the northeast corner of Lot No. 37; running thence on a southwesterly direction, along the westerly margin of Spring Valley Road, 100 feet to a point; thence in a straight line and in westerly direction 283 feet, more or less, to a point in the westerly boundary line of said Lot No. 37, which point is 160 feet south of the northwest corner of said lot, as measured along the rear boundary line of said Lot No. 37; running thence in a northerly direction, along the westerly boundary line of said Lot No. 37, 160 feet to a point, being the northwest corner of said lot; running thence in an easterly direction, along the northerly boundary line of said Lot No. 37, 384.3 feet, more or less, to the point of beginning.

Being the same property conveyed to Rebecca Pearson, unmarried, and Luke Walker Pearson, married, as tenants in common, by deed from Rebecca Pearson a/k/a Becki Pearson, Devisee and Executrix, under the Last Will and Testament of Clara May Benedict, of record in Instrument No. 20181220-0123947, dated December 13, 2018, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property, known as 112 Spring Valley Rd, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of February, 2026.

Luke Walker Pearson

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luke Walker Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 18th day of February, 2026.

My Commission Expires: 04/22/2030

Notary Public

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

Certification of Recorded Documents

I, Anita Lester, 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 February 23, 2026.

(AFFIANT) – Anita Lester

February 23, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me February 23, 2026.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY