FROM: EXECUTOR OF THE ESTATE OF VIRGINIA D. MCMAHON

TO: WILLIAM ZIMMERLEE, JR., CLIFFORD W. ZIMMERLEE, AND PHYLLIS R. DUNAWAY

Karen Johnson
Batch # 1395102
03/19/2026 11:57:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260319-0021962

EXECUTORS' QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
William Zimmerlee, Jr. 131 Brookside Drive Hendersonville, Tennessee 37075	Same	11D51215 43-5 244

This instrument prepared by:
William Timothy Hill, Attorney
Price, Hill, Kolarich, & Moore
214 2nd Ave. N., Ste. 205
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-6-29

(AFFIX SEAL)

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

I, William Zimmerlee, Jr., Executor, of the Estate of Virginia D. McMahon, deceased, for the purpose of carrying out the intentions of The Laws of Intestate Succession, do hereby quitclaim to William Zimmerlee, Jr., Clifford W. Zimmerlee,and Phyllis R. Dunaway, all of the interest as to the following described tract or parcels of land, to wit:

SEE EXHIBIT A

And now, I, the said Executor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto William Zimmerlee, Jr., Clifford W. Zimmerlee,and Phyllis R. Dunaway, his heirs and assigns, all of my interest in the afore described property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, I have hereunto set my hand this 17 day of February, 2026.

William Zimmerlee, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, William Zimmerlee, Jr., Executor with whom I am personally acquainted, and who acknowledged that he, as Executor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2026.

GABRIEL AGUILA GUZMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My commission expires: 04/19/2028

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots 25, 26, and 27 of Block "D" on the Plan of Cedarcrest Estates, of record in Book 974, page 15, said Register's Office.

Said Lots front together 75 feet on the easterly side of Delaware Avenue and runs back 294.6 feet on the northerly line and 286.5 feet on the southerly line, to a dead line, measuring 75 feet mor or less, thereon.

Being the same property conveyed to Virginia McMahon for her sole and separate estate, by Quitclaim Deed from John McMahon and Virginia McMahon, appearing of record in Book 5618, Page 613, Register's Office for Davidson County, Tennessee, on the 30th day of June, 1980.

This is improved property having an address of 650 Delaware Avenue, Madison, Tennessee 37115.

Virginia McMahon died on February 15, 2025 and her Last Will and Testament is admitted to Probate in Davidson County Probate Case No: 25P2094.

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