Karen Johnson Davidson County
Batch # 1401733 DEEDQC
04/06/2026 10:59:23 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260406-0027216

**THIS INSTRUMENT PREPARED BY:**
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

# ADMINISTRATOR'S QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL# |
|---|---|---|
| JULIA B. TOMLINSON<br>6636 Upton Lane<br>Nashville, TN 37209 | SAME | 10207011800<br>10207006500 |

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(iv) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).**

Whereas, Nelson G. Tomlinson owned certain real property located in Davidson County, Tennessee;

Whereas, Nelson G. Tomlinson died intestate and his sole heir at law is his wife Julia B. Tomlinson;

Whereas, Julia B. Tomlinson has been appointed Administrator of the Estate of Nelson G. Tomlinson by the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 25P1936;

Whereas, the parties wish to document this transfer;

Now, therefore, I, JULIA B. TOMLINSON, ADMINISTRATOR OF THE ESTATE OF NELSON G. TOMLINSON, ("Grantor"), do hereby quitclaim and by these presents do transfer and convey unto JULIA B. TOMLINSON, her heirs and assigns, all of Grantor's right, title and interest in and to that certain tracts or parcels of improved real property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hands this 2nd day of Apr. 1, 2026.

JULIA B. TOMLINSON, ADMINISTRATOR OF THE ESTATE OF NELSON G. TOMLINSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me personally appeared JULIA B. TOMLINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Administrator of the Estate of Nelson G. Tomlinson, and that she as such Administrator executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 2nd day of Apr. 1, 2026.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

Notary Public
My Commission Expires: 5/8/29

**EXHIBIT A**

**Parcel No. 10207011800**

Being Lot No. 25 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91.

Said Lot No. 25 fronts 86.94 feet on the westerly side of Upton Lane and extends back 171.31 feet, more or less, on the northerly line and 179.74 feet more or less, on the southerly line to the low water mark of the Cumberland River.

Being the same property conveyed to Nelson G. Tomlinson by deed of record in Book 4753, Page 974, Register's Office for Davidson County, Tennessee.

Said property is known as 6636 Upton Lane, Nashville, TN 37209.

**Parcel No. 10207006500**

Tract I: Being Lot No. 3 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 74.91 feet on the northerly side of Upton Lane and runs back between lines, 150 feet to a dead line and measures 75.34 feet.

Tract II: Land in Davidson County, Tennessee, being part of Reserved Parcel "A" on the Plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office for said County, described according to a survey thereof made by Kohl-Coode and Associates dated August 11, 1973, as follows:

Beginning at a point, said point located at the rear common corner of Lots Nos. 2 and 3 on the Plan of said Section 26; thence with the northeasterly extension of the line between said Lots Nos. 2 and 3, North 48 degrees 10 minutes 12 seconds East, passing a witness line at 169.06 feet, a total distance of 249.06 feet, more or less, to the center of a creek; thence with the center of said creek northwestwardly 75 feet, more or less, to the point of intersection of the center line of said creek and the northeasterly extension of the line between Lots Nos. 3 and 4 on the Plan of said Section 26; thence with the northeasterly extension of the line between said Lots Nos. 3 and 4, South 48 degrees 10 minutes 12 seconds West, passing a witness line at 61 feet, more or less, and continuing for a distance of 190.30 feet, making a total of 251.30 feet, more or less, to the rear common corner of said Lots. Nos. 3 and 4; thence with the northeasterly line of said Lot No. 3, South 41 degrees 49 minutes 48 seconds East 75.34 feet to the point of beginning, containing 18,997 square feet, more or less.

Being the same property conveyed to Nelson G. Tomlinson by deed of record in Instrument No. 20130520-0050726, Register's Office for Davidson County, Tennessee.

Said property is known as 6508 Upton Lane, Nashville, TN 37209.