Karen Johnson Davidson County
Batch# 1402691 DEEDQC
04/07/2026 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260407-0028002

# QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/2029
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Natalie Dillard Cross | Same as owner | 104 16 0 068.00 |
| (NAME) 1811 Blair Boulevard | (NAME) | |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Louise S. Dillard**, an unmarried woman (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Natalie Dillard Cross**, an unmarried woman, (the "**Grantee**"), her heirs and assigns, all her right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 1811 Blair Boulevard, Nashville, TN 37212.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 3rd day of April, 2026.

**GRANTOR:**

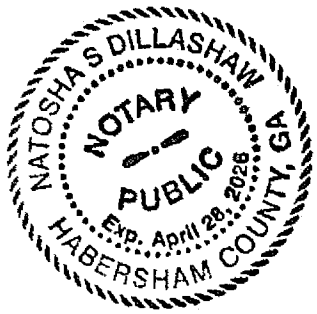
Louise S. Dillard

STATE OF Georgia )

COUNTY OF Rabun )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Louise S. Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 3Rd day of April, 2026.




Natosha S Dillashaw

Notary Public

My Commission Expires: 04-28-2026

## EXHIBIT "A"

## PROPERTY DESCRIPTION

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

Being Lot No. 132, the Westerly 30.0 feet of Lot No. 133 and part of Lot No. 131 on the REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said Lots and part of said Lot front together 183.0 feet on the South side of Blair Boulevard and run back between parallel lines 170.0 feet to an alley.

Included in the above description but expressly Excluded from this conveyance is that portion of the property conveyed to William H. Stevenson and spouse, Mildred Smith Stevenson, by deed from William R. Smith, Sr. and spouse, Burcie I. Smith, of record in Book 1645, Page 27, and Book 1764, Page 569, said Register's Office. By deed of record in Book 2547, Page 49, said Register's Office, the said William H. Stevenson and spouse Mildred Smith Stevenson conveyed subject property to William R. Smith, Sr. and spouse Burcie I. Smith. By deed of record in Book 4767, Page 409, said Register's Office, the said Burcie I. Smith, a widow, conveyed subject property to Charles R. Kare. Said property is described as follows:

Beginning on the Southerly margin of Blair Boulevard at the Northeast corner of Lot No. 130 on said plan; thence with the line between said Lots Nos. 130 and 131. Southwardly 170.0 feet to an alley, being the Southeast corner of said Lot No. 130; thence with the Northerly margin of said alley, Eastwardly 65.0 feet to a point 38.0 feet Westwardly from the Southwest corner of Lot No. 132 on said plan; thence Northwardly parallel to the West line of said Lot No. 132, 125.15 feet to an iron pin; thence Northwestwardly 45.0 feet to the Southerly margin of said Boulevard; thence with the same Westwardly 60.0 feet to the beginning.

Being the same property conveyed to Louise S. Dillard, a widow from Michael Hull, by Warranty Deed dated November 21, 2024, of record in Instrument 20241121-0091039, Register's Office of Davidson County, Tennessee.

## TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 6, 2026.

Affiant Signature

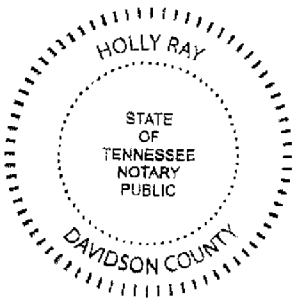
April 6, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of April, 2026.




Notary's Signature

My Commission Expires: 03/09/27