Karen Johnson Davidson County
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Fees: $27.00 Taxes: $0.00
20260423-0033621

**This Instrument Prepared by:**
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

**Taxes To:**
Ronald A. McDow
5829 Old Harding Pike
Nashville, TN 37205

## TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Ronald Allan McDow** a/k/a **Ronald McDow,** an unmarried person whose address is: 5829 Old Harding Pike, Nashville, Tennessee 37205 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has bargained, sold, released, remised, quitclaimed and conveyed, and by these presents do bargain, sell, release, remise, quitclaim and convey to the grantee, **Ronald A McDow, Trustee of the VFHT, dated April 21, 2026, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 5829 Old Harding Pike, Nashville, Tennessee 37205, the following tract of land located in Davidson County, State of Tennessee, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on April 21, 2026.

Ronald Allan McDow

Ronald Allan McDow a/k/a Ronald McDow, GRANTOR

STATE OF TENNESSEE )
) ss.
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Allan McDow a/k/a Ronald McDow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this April 21, 2026.

Notary
My commission expires:
My Commission Expires
October 4, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Ronald Allan McDow

Ronald Allan McDow a/k/a Ronald McDow, AFFIANT

Sworn to and subscribed before me this April 21, 2026.

Notary
My commission expires:
My Commission Expires
October 4, 2027

(FOR RECORDING DATA ONLY)

Parcel 1 Map and Parcel Information: 130 01 0 027.00
Parcel 2 Map and Parcel Information: 116 02 0A 011.00

Property 1 Address:
5829 Old Harding Pike, Nashville, Tennessee 37205

Property 2 Address:
4806 Post Road, Nashville, Tennessee 37205

Name and Address of the Property Owner:
Ronald A McDow
5829 Old Harding Pike, Nashville, Tennessee 37205

**EXHIBIT "A"**

**Parcel 1:**

Tract 1:
Land in Davidson County, Tennessee, being a part of a certain lot in the 7th Civil District of Davidson County, Tennessee known as Lot No. 9 of map showing subdivision of Lot A-2, Highlands of Belle Meade No. 2, made by Blanchard & Parrish, not recorded which part of said lot is more particularly described as follows:

To find the place or point of beginning start at a point in the northwesterly right-of-way line of Louisville and Nashville Railroad Company 882.86 feet distant southwestwardly from the southwest line of Page Road, if measured along said right-of-way line; thence northwestwardly along a line at right angles with the southeast boundary of Old Harding Road, said line being the dividing line between Lots Nos. 8 and 9, a distance of 70 feet to the place or point of beginning, running thence northwestwardly along the said dividing line between Lots Nos. 8 and 9, a distance of 155 feet to a point in the southeast boundary of Old Harding Road, a common corner of Lots Nos. 8 and 9; thence southwestwardly with said southeast boundary of road, a distance of 100 feet to a point, said point being a common corner of Lots Nos. 9 and 10; thence southeastwardly at right angles with the southeasterly boundary of Old Harding Road, along the boundary between said Lots Nos. 9 and 10, a distance of 151.4 feet to a point; thence in a northeasterly direction along a straight line a distance of 101 feet, more or less, to the point of beginning.

This conveyance is subject to an easement for a water line graned to Nashville Suburban Utility District on June 24, 1955, recited in Book 2746, page 407, said Register's office.

Tract 2:
A tract of land in Metropolitan Nashville (Belle Meade), Davidson County, Tennessee, being a part of Lot No. 9 on the map showing subdivision of Lot A-2, Highlands of Belle Meade No. 2, Plan Not of Record, and being more particularly described as follows:

Beginning at an iron pin in the common line between Lots 8 and 9, above noted subdivision, and being the northeasterly corner of the Nashville Banner Publishing Co., as of Record in Deed Book 5142, Page 463, R.O.D.C., Tennessee, said iron pin also being South 56 degrees 47' 00" East, one hundred fifty-five (155.0) feet from an iron pin on the easterly margin of Old Harding Road; thence with the common line between Lots 8 and 9, South 56 degrees, 47' 00" East, seventy (70.00) feet to an iron pin on the westerly margin of L & N Railroad, said line if extended southeastwardly would intersect said centerline of the main track at Valuation Station 375+41±, which is six hundred fifty-eight (658) feet, more or less, as measured southwestwardly along said centerline of L&N main track from Mile Post 7 from Nashville, Tennessee; thence with the westerly margin of the L&N Railroad twenty-five feet northwestwardly from and parallel to said centerline of a main track with a curve to the right (radius 11,434.16) southwesterly, a distance of one hundred one and thirty-three hundredths (101.33) feet to an iron pin at the common rear corner of Lots 9 and 10; thence with the common line between Lots 9 and 10, North 56 degrees 47' 00" West, ninety (90.00) feet to an iron pin at the southeasterly corner of Tract ("A"), as shown on Ragan-Smith and Associates, Inc. survey dated May 27, 1977; thence with the common line between Capital Tracks ("A") and ("B"), and severing Lot No. 9, North 35 degrees 16' 40" East, one hundred and six hundredths (100.06) feet to the point of beginning, containing eight thousand seven (8,007) square feet or eighteen hundredths (0.18) acre, more or less, and being the same property conveyed to the Nashville Banner Publishing Co. and Tennessean Newspapers by Deed of Record in Book 5173, Page 797, R.O.D.C., the said Tennessean Newspapers having been merged with Combined Communications Corporation pursuant to Articles of Merger of record in Book 8035, Page 568 R.O.D.C.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20070116-0006412, in the Register's Office of Davidson, Tennessee.

**Parcel 2:**

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 72 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913 and Pages 923-932 (at Page 928), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being a part of the same properties conveyed to H.G. Hill Realty Company by deeds from M.L. Fletcher, of record in Book 904, Page 348; H.G. Hill and Mrs. H.G. Hill, of record in Book 731, Page 542; Horace G. Hill, Jr. and Mrs. Horace G. Hill, Jr. of record in Book 6421, Page 100; and May Buntin Hill, of record in Book 8587, Page 573; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, Page 85, as amended in Book 9658, Page 19, said Register's Office, to all matters shown on the referenced subdivision Plat, and to the lien of the 1995 property taxes, which taxes Grantor agrees to pay promptly when due.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20070220-0020356, in the Register's Office of Davidson, Tennessee.

**Tennessee Certification of Electronic Document**

I, William Jenkins 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 4/21/26 (date of document).

William Jenkins
Affiant Signature

4/21/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

BURGESS EDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027

202604230033621