Karen Johnson Davidson County
Batch# 1418796 DEEDQC
05/11/2026 02:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260511-0042373

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John E. Creekmur, Sr. 5035 Old Hydes Ferry Rd. Nashville, TN 37218	SAME	067 00 0 081.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 8th day of May, 2026, between **John Eric Creekmur, Sr.,** a resident of Davidson County, Tennessee ("Grantor"), who hereby conveys his interest in a life estate to **John Eric Creekmur, Sr.** ("Grantee"), remainder to **John Eric Creekmur, Jr.** in fee simple absolute.

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Tract No. I of the Edie I. Bateman Farmer heirs' land, in the Thirteenth Civil District, Davidson County, Tennessee described according to an unrecorded Survey by Jones and Moore Company, Inc., Dickson, Tonnessee, dated March 31, 1975, as follows:- Said Tract No. I begins at an iron pin on the southerly margin of Hydes Ferry Pike, said iron pin being located in the common corner between Tract No. I and Tract No. II, thence south 13o 25' east 608.92 feet to an iron pâa, thence south 81° 25' west,435.14 feet to an iron pin, thence north 13 degrees one minute west 563.39 feet to an iron pin in the southerly margin of Hydes Ferry Pike; thence along said southerly margin of Hydes Ferry Pike, north 67° 7' east 266,21 feet to a point, thence in a easterly direction along the said southerly margin of Hydes Ferry Pike along a curve with a radius of 221.11 feet and a distance of 144.75 feet to a point, thence along the southerly margin of Hydes Ferry Pike, south 76 degrees 27' east 29.52 feet to the point of beginning, said tract containing 6.00 acres, more or less.

Being the same property conveyed to John E. Creekmur by quitclaim deed dated April 4, 2003 from Martha J. Creekmur, of record in 20030516-0067205, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Instrument No. 20051202-0145342, said Register's Office.

This is improved property known as: 5035 Old Hydes Ferry Pike, Nashville, TN 37218.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING

DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

John Eric Creekmur (L.S.)

John Eric Creekmur, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, John Eric Creekmur, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 8 of May, 2026.

Notary Public
My Commission Expires: 3/5/30

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 8 of MAY, 2026.

Notary Public
My commission expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 8, 2026

May 11, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 11 day of May, 2026

Notary Public:

My Commission Expires: 7.6.26