Karen Johnson Davidson County
Batch # 1456339 DEEDQC
08/06/2026 03:21:22 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20260806-0072663

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
CHRISTINA RICKS, Trustee 3370 Denver St SE Washington, DC 20020	CURRENT ADDRESSEE	SEE ATTACHED

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

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, CHRISTINA M. RICKS, (being one and the same person as CHRISTINA MARIA McCLARON RICKS CANTY), ("GRANTOR"), hereby transfer, convey and quitclaim to CHRISTINA M. RICKS, TRUSTEE OF THE CHRISTINA RICKS REVOCABLE TRUST dated August 2, 2026, her successors and assigns, all of GRANTOR'S right, title and interest in certain properties located in Davidson County, Tennessee, being a one-third (1/3) undivided interest in each property, described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

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

WITNESS my hand this 2 day of August, 2025.

C M Ricks
CHRISTINA M. RICKS

DISTRICT OF COLUMBIA

Before me personally appeared CHRISTINA M. RICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 2nd day of August, 2026.

Notary Public
My Commission Expires: Apr 30 2028

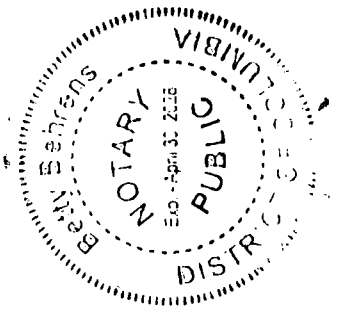


EXHIBIT A

Tract 1: Parcel ID 05014018500

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 301 fronts 75.21 feet on the westerly side of Cynthia Lane and extends back 144.7 feet on the northerly line and 148.7 feet on the southerly line to a dead line, reassuring 68.0 feet thereon.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 3205 Cynthia Lane, Nashville, TN 37207.

Tract 2: Parcel ID 11905032400

Being Lot No. 166 on the Map of the resubdivision of Lots Nos. 3,4,5, and 6, Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.

Said Lot No. 166 fronts 50 feet on the northerly side of Joiner Street and runs back 135.6 feet on the westerly line and 136.2 feet on the easterly line to an alley, measuring 50 feet thereon.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 116 Joyner Ave., Nashville, TN 37210.

Tract 3: Parcel ID 11905032300

Being in the 6th (formerly 9th) Civil District of Davidson County, Tennessee on the Map of Resubdivision of Lots Nos. 3, 4, 5 and 6, Cumberland Nurseries, as of record in Book No. 332, page 148, Register's Office for Davidson County, Tennessee.

Being Lot No, 165 fronting 50 feet on the northerly side of Joiner Street and runs back 136.9 feet on easterly line and 136.2 feet on westerly line to an alley.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 114 Joyner Ave., Nashville, TN 37210.

Tract 4: Parcel ID 11905033900

Land in Davidson County, Tennessee, Being Lot No. 16 on the Map of Subdivision of the Julia A. Joiner Tract, as of record in Plat Book 2, page 122, Chancery Court at Nashville.

Said Lot No. 16 fronts 50 feet on the southerly side of Joiner Avenue and runs back 154 feet on the westerly line and 155 feet on the easterly line to an alley, measuring 50 feet thereon.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 223 Joyner Ave., Nashville, TN 37210.

Tract 5: Parcel ID 11905034000

Being part of lot No. 17 of Block 2, in the subdivision of Blocks 1 and 2 Cumberland Nurseries, as of record in book 161, page 35, Register's Office for said County.

Said part of lot No. 17 is more particularly described as follows:
Beginning on the southerly margin of Joiner Avenue at the common corner of lots Nos. 17 and 18; thence with the line between said two lots, southwardly 75 feet; thence eastwardly 10 feet; thence northwardly 75 feet to the southerly margin of Joiner Avenue; thence with the southerly margin of said Avenue, westwardly 10 feet to the point of beginning.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 219 Joyner Ave., Nashville, TN 37210.

Tract 6: Parcel ID 11905030500

BEING Lot No. 169 on the Resubdivision of Lots 3, 4, 5 and 6, Cumberland Nurseries as of record in Book 332, Page 143, Register's Office for Davidson County, Tennessee.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 2608 A&B Foster Ave., Nashville, TN 37210.

Tract 7: Parcel ID 11905041900

Lot No. 4 of Block No. 1, on the map of the subdivision of Lots Nos. 1 and 2 in Cumberland Nurseries of record in Book 161, page 35, Register's Office for Davidson County. Said Lot No. 4 begins at the northwest corner of said Lot No. 4 on Foster Avenue and runs eastwardly along the southern edge of an alley, which runs halfway between and parallel to Joiner Avenue and Whitsett Road (formerly Flat Rock Avenue), for 150 feet to another alley, which runs parallel to Foster Avenue; thence southwardly 45 feet, parallel to Foster Avenue; thence westwardly and parallel with the north boundary of said lot, 150 feet; thence northwardly along the eastern margin of said Foster Avenue, 45 feet to the point of origin.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 2618 Foster Ave., Nashville, TN 37210.

Tract 8: Parcel ID 11905038900

Lot No. 3 of Block No. 1 on the map of the subdivision of Lots Nos. 1 and 2, in Cumberland Nurseries, of record in Book 161, page 35, Register's Office for Davidson County. Said Lot No. 3 begins with the southwest corner of said Lot No. 4 above on Foster Avenue and runs eastwardly 150 feet along the southern edge of the above said Lot No. 4 to an alley, which runs parallel to Foster Avenue; thence southwardly 45 feet, parallel to Foster Avenue along the western margin of said alley; thence westwardly and parallel with the said north boundary of said lot, 150 feet; thence northwardly with the eastern margin of said Foster Avenue, 45 feet to the point of origin.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 2620 Foster Ave., Nashville, TN 37210.

Tract 9: Parcel ID 11905035700

Land situated in the old 9th District, now the 6th Civil District, of Davidson County, Tennessee, and bounded as follows:

Beginning at a stake or stone in the center of Whitsitt, formerly Mill Creek County Road that runs from patterson Shop to Mill Creek; thence within the center of said road south 88½ degrees east 50 feet to a stake in said road; thence at right angles west 1-3/4 degrees east 210 feet to a stake at the end of an old plank fence; thence north 88¼ degrees west 50 feet to a stake corner of Colored Church lot; thence with said lot south 1-3/4 degrees west 210 feet to the point of beginning.

Georgia McClaron devised a one-third (1/3) undivided interest in said property to her granddaughter Christina M. Ricks in her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 25P334 and documented by Administrator's Quitclaim Deed of record in instrument number 20250403-0025510, R.O.D.C.

Said property is known as 314 Whitsett Rd., Nashville, TN 37210.

Tract 10: Parcel ID 09201009700

Land in Davidson County, Tennessee, being the south 45 feet of Lot No. 10, Block 24 on the Map of Long Ashworths Subdivision of Block 24, etc., Midway, as of record in Book 57, Page 116, Register's Office for said County.

Said part of Lot fronts 45 feet on the west side of 31st Avenue North and runs back between parallel lines 150 feet to an alley.

Christina M. Ricks acquired a one-third (1/3) undivided interest in said property from the McClaron Family Trust u/w/o Henry A. McClaron by Trustee's Deed of record in instrument number 20250407-0026163, R.O.D.C.

Said property is known as 1039 31st Avenue North, Nashville, TN 37209.

Tract 11: Parcel ID 11905034300

BEING in the 6th (Formerly 9th) Civil District of Davidson County, Tennessee. Being Lot No. 15 in Block No. 2 of the FIRST SUBDIVISION OF CUMBERLAND NURSERIES, AS PER PLAN RECORDED in Book No. 161, Page No. 35, Register's Office, Davidson County, Tennessee.

SAID Lot No. 15 fronts 50 feet on the South Side of Joyner Avenue, and extends back between parallel lines 150 feet to an alley.

Christina M. Ricks acquired a one-third (1/3) undivided interest in said property from the McClaron Family Trust u/w/o Henry A. McClaron by Trustee's Deed of record in instrument number 20250407-0026163, R.O.D.C.

Said property is known as 213 Joyner Ave., Nashville, TN 37210.

Tract 12: Parcel ID 11905034800

Land in Davidson County, Tennessee, being the easterly 50 feet of lots Nos. 5, 6, and 7, of Block 2, on the Plan of the Subdivision of Block 1 and 2, in Cumberland Nurseries, as of record in book 161, page 35, Register's Office for said County.

Said parts of lots Nos. 5, 6, and 7 fronts 50 feet on the southerly side of Joiner Avenue, and runs back between parallel lines with the westerly margin of Foster Avenue, 150 feet to an alley.

Christina M. Ricks acquired a one-third (1/3) undivided interest in said property from the McClaron Family Trust u/w/o Henry A. McClaron by Trustee's Deed of record in instrument number 20250407-0026163, R.O.D.C.

Said property is known as 201 Joyner Ave., Nashville, TN 37210.