Karen Johnson Davidson County
Batch# 219151 DEEDQC
04/17/2019 01:10:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190417-0035313

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Michael Edward Ryan, Trustee Michael Edward Ryan Revocable Trust Agreement Danna Rae Ryan, Trustee Danna Rae Ryan Revocable Trust Agreement	Michael Edward Ryan, Trustee 4010 Copeland Drive Nashville, TN 37215	116-16-0-050.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael Edward Ryan** and wife, **Danna Rae Ryan**, as Grantors, by these presents do hereby quitclaim and convey unto **Michael Edward Ryan, Jr., as Trustee of The Michael Edward Ryan, Jr. Revocable Trust, Dtd. September 22, 2016**, and **Danna Rae Ryan, as Trustee of The Danna Rae Ryan Revocable Trust, Dtd. September 22, 2016**, as Grantees, all of their right, title and interest in and to certain a tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Evergreen Heights, Part Two of record in Plat Book 1835, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 105 feet on the Easterly margin of Copeland Drive and extends back 225.1 feet on the Southerly line and 226.5 feet on the Northerly line, which is a broken line, to a line on the rear on which it measures 114.6 feet.

Being the same property conveyed to Michael E. Ryan and wife, Danna Rae Ryan, by Deed from Jonathan A. Cornelius, as Grantor, dated November 1, 2018, and recorded on November 6, 2018, of record in Instrument Number 20181106-0109830, Register's Office for Davidson County, Tennessee.

This conveyance is improved real property known as 4010 Copeland Drive, Nashville, Tennessee 37215.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 15 day of April, 2019.

Michael Edward Ryan

Danna Rae Ryan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Erin M Richardson, a Notary Public in and for said County, **Michael Edward Ryan** and **Danna Rae Ryan**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of April, 2019.

Notary Public

My Commission Expires: 9/6/22

ERIN M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

****

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Michael Edward Ryan

Subscribed and sworn to before me, this 15 day of April, 2019.

Notary Public

My Commission Expires: 9/6/22

ERIN M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY