Karen Johnson Davidson County
Batch# 787682 DEEDQC
01/11/2022 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220111-0003570

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, December 30, 2021.

Notary Public

My Commission Expires: 2/3/23

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Address:
Sean Patrick Ryan and
Elizabeth Shannon Turney Ryan, Co-Trustees
131 Allendale Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
129 04 0 070.00

Sean P. Ryan and Elizabeth T. Ryan, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Sean Patrick Ryan and Elizabeth Shannon Turney Ryan, Co-Trustees of The Ryan Family Trust, dated December 30, 2021** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

857041.1/2011927

WITNESS my hand on this day, December 30, 2021.

Sean P. Ryan

Elizabeth T. Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sean P. Ryan** and **Elizabeth T. Ryan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, December 30, 2021.

Notary Public

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/3/23

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 50 on the Plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said property.

Being the same property conveyed to Sean P. Ryan and Elizabeth T. Ryan, husband and wife by warranty deed from Homes By Larsson, Inc., a Tennessee Corporation, of record in Instrument No. 20160317-0025303, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 131 Allendale Drive, Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 December 30, 2021.

Affiant Signature

Date: December 30, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, December 30, 2021.

Notary's Signature

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

857041.1/2011927