Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Donald S. Denbo and Jacquelyn L. Denbo, Co-Trustees of the Denbo Tennessee Community Property Trust dated September 27, 2021 1210 Tyne Boulevard Nashville, TN 37215	**Map/Parcel 145 03 0 005.00**	**Donald S. Denbo and Jacquelyn L. Denbo, Co-Trustees of the Denbo Tennessee Community Property Trust dated September 27, 2021 1210 Tyne Boulevard Nashville, TN 37215**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Donald S. Denbo and wife, Jacquelyn L. Denbo** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Donald S. Denbo and Jacquelyn L. Denbo, Co-Trustees of the Denbo Tennessee Community Property Trust dated September 27, 2021** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

Karen Johnson Davidson County
Batch# 900548 DEEDQC
08/08/2022 02:52:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090185

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 28 day of July, 2022.

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7/7/25

This is improved property known as **1210 Tyne Boulevard, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 28 day of July, 2022.

Donald S. Denbo

Jacquelyn L. Denbo

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald S. Denbo and Jacquelyn L. Denbo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28 day of July, 2022.

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Harpeth Acres, Section II, as of record in Book 1835, page 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 177.0 feet on the northerly margin of Tyne Boulevard and extends back between parallel lines 247.0 feet to a dead line in the rear.

BEING all the same property conveyed to Richard A. Matlock and wife, Rachel P. Matlock by deed from Sam L. Felts, Jr. and wife, Jamie Knox Burnett Felts, of record in Book 4804, page 927, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 1972, page 259, and limitations contained on the Plan of Record in Book 1835, page 57, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald S. Denbo and wife, Jacquelyn L. Denbo by Deed dated March 29, 1976, from Richard A. Matlock and wife, Rachel P. Matlock, of record in Book Number 5009, Page 777, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record.