FROM:

IAN EDWARD CAVNAR AND WIFE EMILY CAVNAR,
TENANTS BY THE ENTIRETY

TO:

MATTHEW MULLINS, TRUSTEE

FROM:

MATTHEW MULLINS, TRUSTEE

TO:

IAN EDWARD CAVNAR AND WIFE, EMILY CAVNAR, TENANTS IN COMMON

Karen Johnson Davidson County
Batch# 950177 **DEEDQC**
12/12/2022 08:57:44 AM 4 pgs
Fees: $27.00 Taxes: $0.00

20221212-0128492

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

MATTHEW MULLINS, atty.
Mullins Law, PLLC
541 N. Mount Juliet Road, Suite 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON.)

The actual consideration for this transfer is NONE.

Ian Edward Cavnar

Subscribed and sworn to before me, this 9th day of December, 2022.

Notary Public

My Commission Expires: February 9, 2025

KEELY MULLINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires Feb. 9, 2025

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers:

Ian Edward Cavnar and wife,
Emily Cavnar
7092 South Hampton Blvd
Nashville, TN 37013

SAME

151-10-0A-236.00-CO

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenants in common between us, we, Ian Edward Cavnar and wife, Emily Cavnar, hereby remise, release and quitclaim unto Matthew Mullins, Trustee, his successors and assigns, the

tracts of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

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

And now, I, the said Matthew Mullins, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Ian Edward Cavnar and wife, Emily Cavnar, as tenants in common, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 9th day of December 2022.

Ian Edward Cavnar

Emily Cavnar

Matthew Mullins, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ian Edward Ian Cavnar and Emily Cavnar, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December 2022.

My Commission Expires: February 9, 2025

Notary Public

KEELY MULLINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires Feb. 9, 2025

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Notary Public

KEELY MULLINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires Feb. 9, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phase 3, Villages of Long Hunter P.U.D. of record in Plat at Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ian Edward Cavnar and Emily Cavnar, husband and wife, by Warranty Deed from Mary Ann Page, FKA May Ann Baker, married, of record in Instrument No. 20170511-0046839 Register's Office for Davidson County, Tennessee, dated May 5, 2017 and recorded on May 11, 2017.

This is improved property known as 7092 South Hampton Boulevard, Nashville, TN 37013