THIS INSTRUMENT PREPARED BY: **Matthew Mullins, atty.** **Mullins Law, pllc** **541 N. Mount Juliet Rd, Ste 230361** **Mount Juliet, TN 37122** **(615) 701-6444**	STATE OF TENNESSEE) COUNTY OF WILSON) The actual consideration for this transfer is $--~~15~~,000--. Ian Edward Cavnar, Grantor, Affiant Subscribed and sworn to before me, this 9th day of December 2022. Notary Public My Commission Expires: ~~February 9, 2025~~ July 27, 2026

MATTHEW MULLINS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/27/2026 WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert Curee and Amy Curee, Trustees of the Robert and Amy Curee Living Trust; AND Emily Cavnar 7092 South Hampton Boulevard Nashville, TN 37013	SAME	151-10-0A-236.00-CO

Karen Johnson Davidson County
Batch# 950181 **DEEDQC**
12/12/2022 09:00:08 AM 3 pgs
Fees: $18.00 Taxes: $55.50

20221212-0128496

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Fifteen-Thousand Dollars ($15,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ian Edward Cavnar, hereinafter called the Grantor, does hereby remise, release and quitclaim all of the Grantor's tenants in common rights, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to Robert Curee and Amy Curee, Trustees of the Robert and Amy Curee Living Trust, established by the Trust Agreement dated August 2, 2021, as amended and restated from time to time, and to their successors

in trust, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

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

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

WITNESS our hands this 9th day of December 2022.

Ian Edward Cavnar

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ian Edward Cavnar, with whom I am personally acquainted, and who acknowledged that such persons 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~~ July 27, 26

Notary Public

MATTHEW MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/27/2026
WILSON COUNTY

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.

Being the same property conveyed to Matthew Mullins, Trustee by Ian Edward Cavnar and wife, Emily Cavnar, by Quitclaim Deed, for the express purpose of making a re-conveyance back to Ian Edward Cavnar and Emily Cavnar to create a tenants in common between Ian Edward Cavnar and Emily Cavnar, in Instrument No. 20221212-0128492 Register's Office for Davidson County, Tennessee, dated Dec. 9, 2022 and recorded, on Dec. 12, 2022.

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