This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 14th day of March, 2023. Notary Public My Commission Expires

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

Karen Johnson Davidson County
Batch# 981831 DEEDQC
03/17/2023 10:50:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230317-0019417

QUITCLAIM DEED

THIS INDENTURE, made this 14th day of March, 2023, among:

STEPHEN COUSINS AND JENNIFER RYAN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STEPHEN COUSINS AND JENNIFER RYAN, TRUSTEES OF THE RYAN COUSINS TRUST DATED MARCH 14, 2023

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot 6, Section Six, Highland Creek, RS-10 Subdivision-Cluster Lot Option, as shown on plat of record in Instrument No. 20160725-0076246, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Cousins and Jennifer Ryan, husband and wife, by Warranty Deed from Domus Builders, LLC, dated April 19, 2017 and recorded April 24, 2017 in Reference 20170424-0039733, in said Register's Office for Davidson County, Tennessee.

This is improved property is situated at 2042 Sherbrooke Lane, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Stephen Cousins and Jennifer Ryan.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Stephen Cousins

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Stephen Cousins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2023

Notary Public
My Commission Expires:_____

BILL BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-28-2027

Jennifer Ryan

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jennifer Ryan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2023

Notary Public
My Commission Expires:_____

BILL BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-28-2027

Owner Name & Property Address:

Stephen Cousins and Jennifer Ryan, Trustees
Ryan Cousins Trust dated March 14, 2023
2042 Sherbrooke Lane
Nashville, TN 37211

Responsible Party For Taxes:

Stephen Cousins and Jennifer Ryan, Trustees
Ryan Cousins Trust dated March 14, 2023
2042 Sherbrooke Lane
Nashville, TN 37211

Tax Map and Parcel: 180-04-0A-I 86.00