Batch# 998406 DEEDQC
05/02/2023 09:19:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230502-0032285

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2023 Sullivan Community Property Trust 4209 Utah Avenue Nashville, TN 37209	The 2023 Sullivan Community Property Trust 4209 Utah Avenue Nashville, TN 37209	103 04 0 488.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(1)(C)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bernard James Sullivan IV** and **Abigail Katherine Sullivan**, husband and wife, by these presents do hereby quitclaim and convey unto **Bernard J. Sullivan IV and Abigail K. Sullivan, as Trustees of The 2023 Sullivan Community Property Trust** created pursuant to instrument of revocable trust dated May 1, 2023, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot Number 1 on the Final Plat of The Plan of West End Annex, Amendment Lot 89 of record in Instrument Number 20181219-0123345, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bernard James Sullivan IV and Abigail Katherine Sullivan by deed from Aspen Construction, LLC of record as Instrument No. 20190826-0085644, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4209 Utah Avenue, Nashville, Tennessee 37209.

WITNESS my hand this 1 day of May, 2023.

Bernard James Sullivan IV

Abigail Katherine Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **Bernard James Sullivan IV** and **Abigail Katherine Sullivan**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 1 day of May, 2023.

Notary Public

My Commission Expires: 1-11-26

44445.00.008

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY