QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF SC, COUNTY OF Beaufort

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Donald J. Dempsey
Affiant

Subscribed and sworn to me on June 29, 2023.

Jamie Mitchell
NOTARY PUBLIC

My Commission Expires: 4/13/33

JAMIE MITCHELL
Notary Public, State of South Carolina
My Commission Expires 04/13/2033

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Donald J. Dempsey, Trustee, and Jeffrey and Erin Lien 600 Say Brook Circle Nashville, TN 37221	Same as new owner	155-15-0a-051.00CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that DONALD JAMES DEMPSEY, as TRUSTEE of the DONALD J. DEMPSEY 2017 REVOCABLE TRUST, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim a ½ undivided interest to DONALD JAMES DEMPSEY, as TRUSTEE of the DONALD J. DEMPSEY 2017 REVOCABLE TRUST and the remaining ½ undivided interest to JEFFREY LIEN and ERIN LIEN, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 51, Section Ill, Stonemeade, as shown on plat of record in Plat Book 7900, Page 478, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular .description of said property.
>
> Being the same property conveyed to Donald J. Dempsey, as Trustee of the Donald J. Dempsey 2017 Revocable Trust, from Donald J. Dempsey, a single man, by Corrective Quitclaim Deed dated May 14, 2018, and recorded June 4, 2018, of record in Instrument No. 20180604-0053293, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. Upon the death of the survivor of Jeffrey and Erin Lien, the property will pass to Donald James Dempsey, as Trustee of the DONALD J. DEMPSEY 2017 REVOCABLE TRUST by right of survivorship.

This is improved property known as 600 Say Brook Circle, Nashville, TN 37221.

WITNESS my hand on June 29, 2023.

Karen Johnson Davidson County
Batch# 1022489 DEEDQC
07/05/2023 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230705-0051182

Donald James Dempsey, Trustee

STATE OF SC

COUNTY OF Beaufort

On this 29 day of June, 2023, before me, the undersigned Notary Public, personally appeared, Douglas James Dempsey, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the DONALD J. DEMPSEY 2017 REVOCABLE TRUST, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the DONALD J. DEMPSEY 2017 REVOCABLE TRUST, by himself as such trustee.

Witness my hand and official seal on June 29, 2023.

Jamie Mitchell
NOTARY PUBLIC

My Commission Expires: 4/13/33

JAMIE MITCHELL
Notary Public, State of South Carolina
My Commission Expires 04/13/2033

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 29. 2023.

John Cobb Rochford

June 29. 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 29. 2023.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025