Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Raymond Thomas Finn III and Avni Patel Finn, Co-Trustees 2401 Fairfax Avenue Nashville, TN 37212	**104 11 0 171.00**	**SAME**

Karen Johnson Davidson County
Batch# 1051668 DEEDQC
09/19/2023 10:28:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073419

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Raymond Thomas Finn III and Avni Patel Finn, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Raymond Thomas Finn III and Avni Patel Finn, Co-Trustees of the Finn Family Revocable Trust dated September 13, 2023** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2401 Fairfax Avenue, Nashville, TN 37212**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 13th day of September, 2023.

Notary Public
My Commission Expires: 7.7.25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 13th day of September, 2023.

RAYMOND THOMAS FINN III

AVNI PATEL FINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond Thomas Finn III and Avni Patel Finn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of September, 2023.

Notary Public

My Commission Expires:
7-7-25

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 24th @ Fairfax, of record in Instrument No. 20121008-0092069, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Instrument No. 20121008-0092069, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description, an the following note "Vehicular Access for Lot 2 shall be from 24th Avenue South only."

BEING the same property conveyed to Raymond Thomas Finn III and Avni Patel Finn, husband and wife (as tenants by the entirety) from Timothy J. Douglas and Jean A. Douglas, wife and husband, by warranty deed filed for record on August 17, 2021, Instrument Number 20210817-0111027, as of record in the Register's Office for Davidson County, Tennessee.