Address New Owner	Map-Parcel Numbers:	Send Tax Bills To.
Norman Blair Tynes, Jr. and Sara Anderson Tynes, Co-Trustees 760 Georgetown Drive Nashville, TN 37205	**115 03 0 075.00**	**SAME**
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, **Blair Tynes and Sara A. Tynes, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Norman Blair Tynes, Jr. and Sara Anderson Tynes, Co-Trustees of the Tynes Family Revocable Trust dated March 20, 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 **760 Georgetown Drive, Nashville, TN 37205.**

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

Karen Johnson Davidson County
Batch# 1057303 DEEDQC
10/04/2023 08 50 31 AM 3 pgs
Fees $17 00 Taxes $0 00

20231004-0077929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 20th day of March, 2023

WARNER JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires 3/6/24

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 20th day of March, 2023.

BLAIR TYNES

SARA A. TYNES

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 **Blair Tynes and Sara A. Tynes**, 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 25th day of March, 2023.

Notary Public

My Commission Expires:
3/6/24

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee and being known and designated as all of Lot No. 12 on the Plan of Crest Meade, Section I, as shown on the plat of the same of record in Book 2331, Page 153, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 12 fronts 118.1 feet on the Northeasterly side of Georgetown Drive and runs back between parallel lines, 465.3 feet on the Northwesterly line, and 520 feet on the Southeasterly line, to a dead line in the rear on which it measures 133 feet.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crest Meade, Section I, as recorded in Book 2331, Page 153.

Restrictive Covenant for detached structure recorded in Instrument No. 20200326-0033090.

No coverage is provided as to the amount of acreage or square footage of the land.

BEING the same property conveyed to Blair Tynes and Sara A. Tynes, husband and wife (as tenants by the entirety) from John Sullivan Donlon and Abby Bonnette Donlon, husband and wife, by warranty deed filed for record on December 21, 2022, Instrument Number 20221221-0131848, as of record in the Register's Office for Davidson County, Tennessee.