Karen Johnson Davidson County
Batch# 1074371 DEEDQC
11/22/2023 08:06:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20231122-0090790

THIS INSTRUMENT PREPARED BY:

Anne D. Waters
Attorney at Law
215 Ward Circle
Brentwood, Tennessee 37027
(615) 373-3771

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

Deborah L. Ryan, Affiant

Subscribed and sworn to before me this 15 day of November, 2023.

Notary Public

My commission expires: 3/25/2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

Address New Owners as Follows:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Deborah L. Ryan, Trustee Ryan Community Property Trust 82 Altentann Nashville, TN 37215	Same	158040A00900CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Deborah L. Ryan and Dennis R. Ryan, wife and husband, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to Deborah L. Ryan, in her capacity as Trustee of the Ryan Community Property Trust, and its beneficiaries, heirs and assigns.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 15 day of November, 2023.

Deborah L. Ryan

Dennis R. Ryan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah L. Ryan and Dennis R. Ryan, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that they executed the within instrument for the purposes therein contained, on this the 15 day of November, 2023.

My commission expires: 3/25/2024.

Notary Public

SEAL:

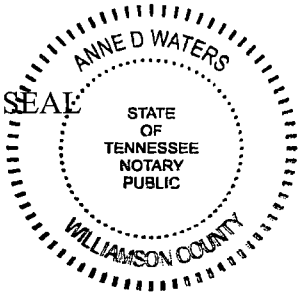


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Otter Wood, Revised Section One, of record in Book 6900, page 590, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with, as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, corrected in Book 7942, page 678, said Register's Office.

Being the same property conveyed to Deborah L. Ryan and Dennis R. Ryan, wife and husband, of record in Instrument No. 20230627-0048929, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 82 Altentann, Nashville, Tennessee 37215.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.