Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Patricia Ormond and Robert Deegan, Co-Trustees 2507 Ashwood Avenue Nashville, TN 37212	**104-15-70.00**	**SAME**

Karen Johnson Davidson County
Batch # 1096157 DEEDQC
01/31/2024 08:39:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006681

This instrument prepared by: Carter Shelton Jones, 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, **Robert Deegan and Patricia Ormond, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Robert Deegan and Patricia Ormond, Co-Trustees of the Deegan Family Revocable Trust dated January 10, 2024** (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 **2507 Ashwood 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 10th day of January, 2024.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

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 10th day of January, 2024.

ROBERT DEEGAN

Patricia Ormond

PATRICIA ORMOND

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 **Robert Deegan and Patricia Ormond**, 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 10th day of January, 2024.

Lucy Ralph
Notary Public

My Commission Expires:
7.7.25



EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 54 and the Easterly 10 feet of Lot No. 53 on the Plan of Sunset Park, as of record in Book 332, Page 132, Register's Office, Davidson County, Tennessee. Said Lot No. 54 nad the Easterly 10 feet of Lot No. 53 fronts 110 feet on the southerly margin of Ashwood Avenue and runs back between parallel lines 160.5 feet to a dead line in the rear measuring 110 feet thereon.

BEING the same property conveyed to Robert Deegan and Patricia Ormond, husband and wife (as tenants by the entirety) from Patricia Ormond and Robert Deegan, wife and husband, by quitclaim deed filed for record on October 7, 2022, Instrument Number 20221013-0112303, as of record in the Register's Office for Davidson County, Tennessee.