Karen Johnson
Batch # 1100136
02/12/2024 01:19:51 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240212-0009707

QUITCLAIM DEED

FROM: Gregory G. Bashian

TO: Lauren K. Donnelly

Marissa Moses Russ, Esq.
Ansley Owens Tillett, Esq.
GSRM Law, PLLC
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Lauren K. Donnelly
5329 Cherry Blossom Trail
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Lauren K. Donnelly
Same as new owner

MAP-PARCEL NO.
20170426-0040855

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled GREGORY GARO BASHIAN v. LAUREN KATHLEEN DONNELLY, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D-1768 and that there was no consideration given for the transfer.

Lauren Donnelly
LAUREN K. DONNELLY, Grantee

Sworn to and subscribed before me, this the 30th day of January, 2024.

Tyler Henry
NOTARY PUBLIC
My Commission Expires: My Commission Expires May 3, 2027

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D-1768, **Gregory G. Bashian** has bargained and sold, and by these presents does quitclaim unto the said **Lauren K. Donnelly**, her heirs, successors and assigns, all of **Gregory G. Bashian's** right, title and interest

in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Tyne Valley Estates, Section 15, Revised of record in Plat Book 5200, Page 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 11 fronts 97.01 feet on the Easterly margin of Cherry Blossom Trail and runs back 313.51 feet on the Westerly line and 162.00 feet on the Northerly line, to a broken line on the rear, measuring 559.12 feet thereon.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Tyne Valley Estates, Section 15, Revised of record in Plat Book 5200, Page 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Cherry Blossom Trail at the common front corner of Lots 12 and 13; thence with the line between the said two lots Southerly 368.90 feet to a point; thence Easterly 310.55 feet to a point; thence Northwesterly 313.51 feet to a point in the Southerly margin of Cherry Blossom Trail at the beginning of a curve to the left having a radius of 50.0 feet; thence around said curve 97.07 feet to a concrete monument at the beginning of a curve to the right having a radius of 50.00 feet; thence around said curve 29.12 feet to the point of beginning.

Tract 1 and Tract 2 being the same property conveyed to Luana T. Elrod by Quitclaim Deed from Burton F. Elrod, M.D. of record in Book 8241, page 235 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory G. Bashian and Lauren K. Donnelly, husband and wife, by deed from Luana T. Elrod, an unmarried woman, dated April 24, 2017 and recorded April 26, 2017 of record in Doc. No. 20170426-0040855 Register's Office for Davidson County, Tennessee. Burton F. Elrod joined in this conveyance to convey any and all marital interest he may have had in subject property.

Legal description obtained from prior deed.

This conveyance is subject to: all covenants, easements, restrictions and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **5324 and 5329 Cherry Blossom Trail, Nashville, TN 37215**.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7TH day of FEBRUARY, 2024.

GREGORY G. BASHIAN, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, Jennifer A Haynes (Notary Public), the within named GREGORY G. BASHIAN, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that GREGORY G. BASHIAN, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory (City), Tn (State), on this the 7 day of February, 2024.

Jennifer A Haynes
NOTARY PUBLIC
My Commission Expires: 3-19-2025

JENNIFER A HAYNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-19-2025

Disclaimer

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED. PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS QUITCLAIM DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.