This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1108368 DEEDQC
03/07/2024 08:21:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240307-0015775

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me this the 29th day of February, 2024.

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bryson Eubanks, Notary Public
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
William Alan Ryan, Trustee of the Ryan Family Trust, dated February 29, 2024 5652 Myrtlewood Drive Nashville, TN 37211	William Alan Ryan, Trustee of the Ryan Family Trust, dated February 29, 2024 5652 Myrtlewood Drive Nashville, TN 37211	172 02 0 103.00

FOR NO MONETARY CONSIDERATION, We, **William R. Ryan and Louise G. Ryan,** by these presents do hereby quitclaim and convey unto **William Alan Ryan, Trustee of the Ryan Family Trust, dated February 29, 2024**, all my right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 48 on the plan of Myrtlewood, Section Nine, as shown on the plan of record in Book 6200, page 964, Register's Office for said County, to which reference is made for a more complete description, which is incorporated herein as if copied verbatim.

Being the same property conveyed to William R. Ryan and wife, Louise G. Ryan, by Warranty Deed from Phillips Partners, a Tennessee General Partnership, dated August 14, 1991, of record in Book 8423, Page 938, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Subject to restrictive covenants of record in Book 8194, page 197; (2) Subject to all matters on the pLan of record in Plat Book 6200, page 964; (3) Subject to Deed of Conveyance for water and sewer of record in Book 8377, page 920; (4) Subject to easements to State of Tennessee, as set forth in instrument of record in Book 7950, page 227 and 230.

This is improved property known as 5652 Myrtlewood Drive, Nashville, TN 37211.

Witness by my hand this the 29th day of February, 2024.

William R. Ryan

William R. Ryan

Louise G. Ryan

Louise G. Ryan

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 29th day of February, 2024, personally appeared before me, William R. Ryan and Louise G. Ryan, with each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who each acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal.

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC, Bryson Eubanks
My Commission Expires: 12/07/2024