Karen Johnson Davidson County
Batch# 1118130 DEEDQC
04/03/2024 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240403-0023248

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Joseph M. Ivey, Jr. and Malinda Kay Bray Ivey, Co-Trustees 600 Walnut Grove Circle Nashville, TN 37215	Same	145 06 0 073.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, MALINDA B. IVEY, by these presents do hereby quitclaim and convey unto JOSEPH M. IVEY, JR. and MALINDA KAY BRAY IVEY, CO-TRUSTEES OF THE IVEY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being the remainder of Lot No. 7 on the Final Plat of Tyne Estates, a Planned Unit Development, of record in Instrument No. 20060913-0113525, Register's Office for said County, said remainder of Lot 7 was combined with Lot No. 8 and is now known as Lot No. 8 on the Final Plat, Third Revision to Tyne Estates of record in instrument No. 20140328-0025907, said Register's Office.

Being the same property conveyed by deed of record as Instrument No. 20140403-0027646, Register's Office for Davidson County, Tennessee.

This is property known as 600 Walnut Grove Circle, Nashville, Tennessee.

[See next page for signatures]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 29 day of MARCH, 2024.

Malinda B. Ivey
MALINDA B. IVEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Malinda B. Ivey, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of MARCH, 2024.

JULIE ANN HULLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie ann Hullett
Notary Public

My Commission Expires:
3.16.2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Joseph L. McCoy
Affiant

Subscribed and sworn to before me
this 29 day of MARCH, 2024.

Julie ann Hullett
Notary Public

My Commission Expires:
3.16.2026

36978814.1

JULIE ANN HULLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 29, 2024.

Date

Lucretia Albert

Affiant Signature

04/02/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of April, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202404030023248