Karen Johnson
Batch # 1142523
06/04/2024 08:14:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240604-0041417

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID FRANCIS COVENEY, and wife, MARGARETA LINNEA COVENEY, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto DAVID FRANCIS COVENEY and MARGARETA LINNEA COVENEY, as Trustees of the Coveney Family Living Trust 2024 dated May 29th, 2024 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, 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 Eastside Avenue, at the corner of Lots Nos. 111 and 112; thence with the line between said lots, Southeasterly 111.9 feet to a concrete monument at the corner of Lot No. 113; thence with the line between Lots Nos. 109 and 111, Northerly 81.1 feet to a concrete monument at the corner of Lot No. 110; thence with the line between Lots Nos. 110 and 111, Northwesterly 100.6 feet to the Southerly margin of Eastside Avenue; thence with the margin of same, Southwesterly 57.3 feet to the point of beginning.

BEING the same property conveyed to Dave Francis Coveney and Margareta Linnea Coveney, husband and wife, from Jamie Day, a married man, by Warranty Deed on December 14, 2022 and recorded on December 19, 2022, Instrument # 20221219-0130637, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1420 Eastside Avenue, Nashville, TN 37206.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 29th day of May, 2024.

Grantors:

David F. Coveney
DAVID FRANCIS COVENEY

Margareta L Coveney
MARGARETA LINNEA COVENEY

RACHELA. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
DAVID FRANCIS COVENEY and MARGARETA LINNEA COVENEY, as Trustees of the Coveney Family Living Trust 2024, 1420 Eastside Avenue, Nashville, TN 37206	DAVID FRANCIS COVENEY and MARGARETA LINNEA COVENEY, as Trustees of the Coveney Family Living Trust 2024, 1420 Eastside Avenue, Nashville, TN 37206	**094-01-0-293.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DAVID FRANCIS COVENEY and MARGARETA LINNEA COVENEY to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 29th day of May, 2024.

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: DAVID FRANCIS COVENEY and MARGARETA LINNEA COVENEY, as Trustees of the Coveney Family Living Trust 2024, dated May 29th, 2024.

Address: 1420 Eastside Avenue, Nashville, TN 37206.

Grantee:

David F. Coveney

DAVID FRANCIS COVENEY, as Trustee of the Coveney Family Living Trust 2024 dated May 29th, 2024.

Margareta L Coveney

MARGARETA LINNEA COVENEY, as Trustee of the Coveney Family Living Trust 2024 dated May 29th, 2024.

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

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024