Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Meridian Law, PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Amy L. Leach Maloney & Martin Michael Maloney, Jr.
Trustees of The Maloney Living Trust dt 12/13/23
4513 Beacon Drive, Nashville, TN 37215

Send Tax Bills To:
Amy L. Leach Maloney & Martin Michael Maloney, Jr.
Trustees of The Maloney Living Trust dt 12/13/23
4513 Beacon Drive, Nashville, TN 37215

Karen Johnson
Batch # 1146173
06/12/2024 09:34:53 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240612-0043926

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Amy L. Maloney and Martin Michael Maloney, Jr., wife and husband**, residing at 4513 Beacon Drive, Nashville, TN 37215 (hereinafter "Grantors") hereby quitclaim and convey unto **Amy L. Leach Maloney and Martin Michael Maloney, Jr. as Trustees of The Maloney Living Trust dated December 13, 2023, and any amendments thereto,** ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 4513 Beacon Drive, Nashville, TN 37215

Map/Parcel ID: 130-11-0-106.00 (Davidson Co., Tennessee)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

Amy L. Leach Maloney certifies that she is one and the same person as **Amy L. Maloney**.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this 13th day of December, 2023.**

Amy L. Maloney

Martin Michael Maloney, Jr.

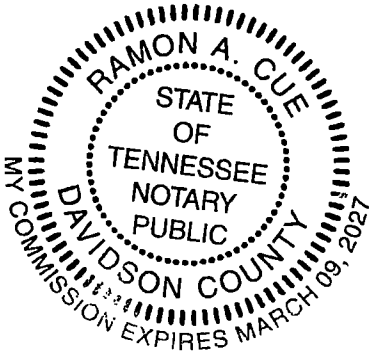
[NOTARY TO FOLLOW]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 13th day of December, 2023**, before me, the undersigned, personally appeared **Amy L. Maloney** and **Martin Michael Maloney, Jr.**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/9/2027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Martin Michael Maloney, Jr.

Subscribed and sworn to before me, **this 13th day of December, 2023**.

Notary Public
My Commission Expires: 3/9/2027



SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 9, Block S on the Plan of **TYNE MEADE, SECTION IV**, of record in Plat Book 1424, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy L. Maloney and Martin Michael Maloney, Jr., wife and husband, by Warranty Deed from David W. Adams, as Trustee of The David W. Adams Living Trust u/a/d February 28, 2020, which warranty deed is dated November 23, 2021 and made of record as Instrument Number 20211124-0156025, Register's Office for Davidson County, Tennessee.

Parcel Address: **4513 Beacon Drive, Nashville, TN 37215**

Map & Parcel: **130-11-0-106.00 (Davidson County, TN)**