Karen Johnson Davidson County
Batch# 1152307 DEEDQC
06/28/2024 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048590

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Richard Finnegan and Carrie Renee Finnegan, Co-Trustees 1719 Beechwood Avenue Nashville, TN 37212	Same	104 16 0 265.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, KEVIN R. FINNEGAN and CARRIE R. FINNEGAN (collectively, "Grantor") do hereby transfer and convey to KEVIN RICHARD FINNEGAN and CARRIE RENEE FINNEGAN, CO-TRUTEES OF THE FINNEGAN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of our interest in the property in Davidson, Tennessee described as follows:

Land in Davidson County, Tennessee, being the easterly one-half Lot No. 229 on the plan of Belmont Land Co's Plan as of record in Plat Book 421, page 34, Register's Office for Davidson County, described as follows:

Said Easterly one-half of Lot 229 fronts 50 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed by deed of record as Instrument #20110127-0007615, Register's Office for Davidson County, Tennessee.

Being property known as 1719 Beechwood Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor executed this instrument on this 26 day of June, 2024.

KEVIN R. FINNEGAN

CARRIE R. FINNEGAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Kevin R. Finnegan and Carrie R. Finnegan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 26 day of June, 2024.

NICOLE DENISE GOLDSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 26 day of June, 2024.

NICOLE DENISE GOLDSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Notary Public

45125787.1

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 June 26, 2024 (date of document).

Emerald Burns
Affiant Signature

June 27, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

