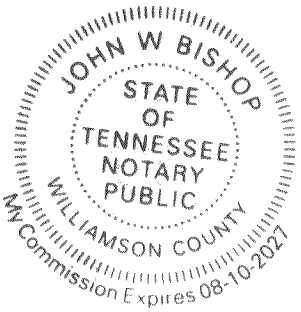
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 2024.

Notary Public
Date of Expiration:

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Sheila Jean Tully and Lawrence Samuel Quinones, Trustees	**NEW OWNER**	**104 15 0 139.00**
(NAME)	(NAME)	
2714 W. Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1157537 DEEDQC
07/12/2024 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052699

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Lawrence Samuel Quinones and Sheila Jean Tully, married to each other**, ("Grantor") do hereby quitclaim unto **Sheila Jean Tully and Lawrence Samuel Quinones, Trustees of the Sheila Tully and Sam Quinones Family Revocable Trust dated September 10, 2018, and any amendments thereto** ("Grantee").

Its, successors and assigns, any and all interest that we have in that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, in the 24th Civil District, described as follows, to wit:

BEING the Easterly one half of Lot 13 on the plan of Map of Sunset Park Subdivision, as shown on plat of record in Plat Book 332, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

SAID part of said Lot No. 13 fronts 50 feet on the Northerly side of West Linden Avenue and runs back between lines 163.7 feet on the Easterly line, and 163.8 feet more or less on the Westerly line, to a dead line in the rear, on which it measures 50 feet.

BEING the same property conveyed to Lawrence Samuel Quinones and Sheila Jean Tully, married to each other, by a Warranty Deed from James W. Morgan, an unmarried man of record as Instrument No. 20231013-0080347, in the Register's Office of Davidson County, Tennessee.

BEING improved real property commonly known as **2714 W. Linden Avenue, Nashville, TN 37212**.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness our hands this the 12 day of July, 2024.

Lawrence Samuel Quinones

Sheila Jean Tully

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lawrence Samuel Quinones and Sheila Jean Tully, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of July, 2024.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, John W. Bishop, 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 this the 12 day of July, 2024.

Affiant Signature
Date 7/12/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026