THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

PATRICK R. FLANNERY-REILLY, AFFIANT

Subscribed and sworn to before me, this 13th day of August 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

Karen Johnson
Batch # 1172325
08/20/2024 02:51:57 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240820-0063918

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PATRICK R. FLANNERY-REILLY and ADRIENNE FLANNERY-REILLY, CO-TRUSTEES 1030 Mansfield Avenue Nashville, TN 37206	SunTrust Mortgage, Inc. 1001 Semmes Ave. Richmond, VA 23224	Map and Parcel No.: 083-05-0-175.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Patrick R. Flannery-Reilly and wife, Adrienne Flannery-Reilly, f/k/a Adrienne Marie Coscia, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Patrick R. Flannery-Reilly and Adrienne Flannery-Reilly, Co-Trustees of the Atrani Trust, created July 12, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1030 Mansfield Avenue, Nashville, TN 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 1 on the Plan of O'Donnell property of record in Plat Book 2, page 37, Chancery Court at Nashville, Davidson County, Tennessee.

Said part of said Lot No. 1 fronts 50 feet on the south side of Mansfield Avenue, formerly McFerrin Ave., and runs back between parallel lines 189.29 feet to an alley.

Being the same property conveyed to Patrick R. Flannery-Reilly and wife, Adrienne Marie Coscia, from Tim's Properties TOO, G.P., a Tennessee General Partnership, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20120626-0055809.

Adrienne Marie Coscia and Adrienne Flannery-Reilly are one and the same person.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 13th day of August 2024.

Patrick R. Flannery-Reilly, Grantor

Adrienne Flannery-Reilly, Grantor

STATE OF TENNESSEE)

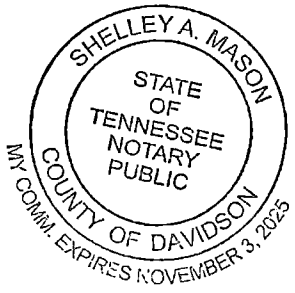
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Patrick R. Flannery-Reilly**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of August 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Adrienne Flannery-Reilly**, the Grantor, 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 at office, this 13th day of August 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

