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 RYAN FLANNERY-REILLY, AFFIANT Subscribed and sworn to before me, this 13th day of August 2024. NOTARY PUBLIC My Commission Expires: 11-3-2025

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

20240820-0063919

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

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	New Owner	Map and Parcel No.: 083-06-0-443-00

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 Ryan Flannery-Reilly and wife, Adrienne Coscia Flannery-Reilly, (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 our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1706 Eastland Ave, Nashville, Tennessee 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of a portion of Lots 1 & 4 on W.L. Horn's Spout Spring Addition of record in Plat at Instrument No. 20240627-

0048382, in the 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 Patrick Ryan Flannery-Reilly and wife, Adrienne Coscia Flannery-Reilly, husband and wife, from 1704 Eastland, LLC, a Georgia Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20240715-0052977.

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 Ryan Flannery-Reilly, Grantor

Adrienne Coscia 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 Ryan 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.

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

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 Coscia 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

