Karen Johnson Davidson County
Batch # 1175234 DEEDQC
08/29/2024 09:56:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240829-0066391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Martha E. Quinn
E.B. Quinn
Affiant

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of August 20 24.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Quinn Family Revocable Living Trust	**SAME**	**155-00-0** **09D 36310**
(NAME) **7711 Old Harding Pike**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **ERNEST B. QUINN, JR. and wife, MARTHA QUINN,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **ERNEST B. QUINN, JR. and MARTHA ELLEN QUINN, TRUSTEES OF THE RISCH FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF ERNEST B. QUINN, JR. and MARTHA ELLEN QUINN, Dated August 21, 2024,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land Located in the Ninth Civil District of Davidson County, Tennessee, described as follows, to wit:

Tract 1:
Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, March 17, 1954, as follows: Beginning at a point in the center of Collins Road in the southern boundary line of George McCrorey's land, said point being North 88 degrees West 140 feet from the northwest corner of the property conveyed to Harold McClain and wife, Mona McClain, by deed from Walter Crafton and wife, of record in Book 2246, page 99, Register's Office for said County; thence with said McCrorey's southern boundary line and the center of said road, North 88 degrees West 210 feet; thence South 19 degrees West 272 feet to an iron stake and two hackberry tree pointers; thence South 88 degrees East 210 feet to an iron stake, thence North 19 degrees East 272 feet to the beginning, containing 1.3 acres, more or less

Being part of the property conveyed to Alice S. Quinn by deed from Walter C. Crafton and wife, Ethel Virginia Crafton, of record in book 976, page 533, Register's Office for Davidson County, Tennessee.

Tract 2:
A parcel of land in the 9th Civil District of Davidson County, Tennessee on the southerly side of the Collin Road and, being a portion of an .8 acre lot conveyed to Harold McClain and wife Mona McClain by Walter C. Crafton and wife Ethel Virginia Crafton, of record in Book 2291, Page 392, Register's Office for Davidson County, Tennessee, survey by S. H. Hutchison as follows: Beginning at an iron stake the southwest corner of Harold McClain's .8 acre lot in the easterly line of E. B. Quinn's 1.30 acre lot, thence south 88 degrees East 63.5 feet to an iron stake, thence north 19 degrees east 225 feet to a point in the Collins Road. Black Locus tree in line on southern margin of the Collins Road; thence with said road and George McCrory's south line north 88 degrees west 63.5 feet to a point in said road, the north east corner of E. B. Quinn's 1.30 acre lot; thence with the easterly line of said lot south 19 degrees west 225 feet to point of beginning, containing 14337.5 square feet, being the same more or less.

Being a part of the tract of land conveyed by Walter C. Crafton and wife to Harold McClain and wife, Mona McClain, of record in Book 2291, Page 392, Register's Office for Davidson County, and being the same property conveyed to Ernest B. Quinn and wife, Alice S. Quinn by deed from Harold McClain and wife Mona McClain of record in Book 2692, Page 339, Register's Office for Davidson County, Tennessee, the said Ernest B. Quinn having since died.

Being the same property conveyed by Alice S. Quinn to Ernest B. Quinn, Jr. Trustee, U/A/D April 13, 1995, the Alice Quinn Revocable Trust, the said Alice S. Quinn having since died.

Being the same property conveyed to Ernest B. Quinn, Jr. and wife, Martha Quinn, from Ernest B. Quinn, Jr., Trustee, U/A/D April 13, 1995, of the Alice Quinn Revocable Trust by Quitclaim Deed dated March 26, 1998, and recorded September 9, 1998, of record in Book 11105, Page 884, Register's Office for Davidson County, Tennessee.

The said Martha Quinn is one in the same as MARTHA ELLEN QUINN, for purposes of this transaction.

The previous conveyances of record have been included in legal description for reference.

Unimproved ( )
This is improved (X) property, known as: **8281 Collins Road, Nashville, TN 37221**

Witness our hands, this the 21st day of August, 2024.

Ernest B. Quinn, Jr.
ERNEST B. QUINN, JR.

Martha Quinn
MARTHA QUINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERNEST B. QUINN, JR.** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 21st day of August, **2024.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARTHA ELLEN QUINN** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 21st day of August, **2024.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public