Karen Johnson Davidson County
Batch # 1175234 DEEDQC
08/29/2024 09:56:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240829-0066395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

E.B. Quinn

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 2024.

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

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**	**156 00 0** **125.00**
(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, **E.B. QUINN, JR. and wife, MARTHA E. 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 in Davidson County, Tennessee, being Lot No. 1 on the Frederick A. Joyner Subdivision of record in Book 5190, page 283, Register's Office for said County. For a more complete description, reference to said plan is hereby made.

Being part of the same property conveyed to Frederick A. Joyner and wife, Barbara G. Joyner, by deed from Emma Childress DeMoss Birthright, et al, of record in Book 5351, page 849, said Register's Office.

Further being the same property conveyed to E.B. Quinn, Jr. and wife, Martha E. Quinn by Warranty Deed dated June 11, 1980, from Frederick A. Joyner and wife, Barbara G. Joyner, of record in Book 5611, Page 589, Register's Office for Davidson County, Tennessee.

Said Restrictions set forth in previous deed expired 25 years from previous conveyance (June 11, 1980) except for the following:

1. *Plan of Record in Book 5190, Page 283;*
2. *Restrictions in Book 5351, Page 849;*
3. *Easement for flow of Harpeth River;*
4. *And any further restrictions of record*

The said E.B. Quinn, Jr. is one in the same as ERNEST B. QUINN, JR., for purposes of this transaction.

The said Martha E. 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: **7711 Old Harding Pike, Nashville, TN 37221**

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

E.B. Quinn, Jr.
E.B. QUINN, JR.

Martha E. Quinn
MARTHA E. 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 **E.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 E. 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