Karen Johnson Davidson County
Batch # 1179053 DEEDQC
09/09/2024 08:38:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240909-0068954

This instrument was prepared by:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Jeffrey Lonergan, Trustee Dorigen Lonergan, Trustee Lonergan Living Trust dated September 3, 2024 835 Acklen Avenue Nashville, TN 37203	SAME	Map: 105-09 Parcel: 426.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Dorigen Lonergan and Jeffrey Lonergan**, wife and husband, as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Jeffrey Lonergan and Dorigen Lonergan, Trustees, or their successors in interest of the Lonergan Living Trust, dated September 3, 2024, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being the Westerly half of the Easterly half of Lot No. 110 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly side of Acklen Avenue at a point 50 feet Westerly from the corner of Lots Nos. 109 and 110; thence with the Southerly margin of said avenue, Westerly 50 feet; thence Southerly 250 feet, more or less, with John A. Glenn's Easterly line to the Northerly Margin of an alley; Thence with the Northerly margin of said alley; Easterly 36 feet, more or less; thence Northerly 250 feet, more or less to the beginning.

Being the same property conveyed to Dorigen Lonergan and Jeffrey Lonergan, wife and husband, by Warranty Deed of record from Terrence B. Horgan and Cherly Lynn Markman, husband and wife, in Instrument No. 20160701-0067748, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 835 Acklen Avenue, Nashville, TN 37203.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 3rd day of September, 2024.

Dorigen Lonergan

Jeffrey Lonergan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Dorigen Lonergan and Jeffrey Lonergan, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 3rd day of September, 2024.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

