QUITCLAIM DEED

FROM: ANTHONY D. NOLAN **TO: RONALD K. NEVIN, TRUSTEE**

FROM: RONALD K. NEVIN, TRUSTEE **TO: ANTHONY D. NOLAN and wife CHERYL NOLAN**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Anthony D. Nolan Cheryl Nolan 2328 Green Trails Court Antioch, TN 37013	SAME	Map/Parcel 162-13-O-A 18.00CO

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
315 Deaderick Street
Suite 1550
Nashville, Tennessee 37238
(615) 244-7708

PRESLEY B. CARMON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Anthony Nolan

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF September, 2024.

NOTARY PUBLIC

My Commission Expires: 3-3-27

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to, I **ANTHONY D. NOLAN**, by these presents do hereby quitclaim and convey all my right, title and interest to **RONALD K. NEVIN, TRUSTEE**, and from **RONALD K. NEVIN, TRUSTEE** to **ANTHONY D. NOLAN** and wife, **CHERYL NOLAN** the following described tract or parcel of land, to wit:

Land in Davidson County described as follows:

LAND in Davidson County, Tennessee being Lot No. 18 on the Final Plat of Greenwood Subdivision, of record in Instrument No. 20000922-0094259, and amended in Instrument No. 20010605-0058472, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Anthony D. Nolan a married man by Warranty Deed from Mt. View, LLC a Tennessee Limited Liability Company of record in Instrument No. 20030711-0096571, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Greenwood Subdivision, of record in Instrument No. 2000922-0094258, and amended Instrument No. 20010711-0073943, in Instrument No. 20011023-0115676, and in Instrument No. 20020313-0031767, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Karen Johnson Davidson County
Batch # 1180881 DEEDQC
09/12/2024 11:00:05 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20240912-0070397

This conveyance is subject to any and all existing restrictions and easements of record.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is an improved property, known as 2328 Green Trails Court, Antioch TN 37013.

IN WITNESS WHEREOF We have hereunto set our hand on this the 12th day of Sept, 2024.

Anthony D Nolan
ANTHONY D. NOLAN

And now, I, the said **RONALD K. NEVIN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **ANTHONY D. NOLAN** and wife, **CHERYL NOLAN**, the same property hereinabove described and set forth, to which reference is hereby made above, and the same limitation, restrictions and encumbrances as may affect the premises as above set forth.

Ronald K. Nevin
RONALD K. NEVIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **ANTHONY D. NOLAN**, 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 Nashville, Tennessee, this 12th day of September, 2024.

Notary Public

My Commission Expires: 3-3-27

STATE OF TENNESSEE NOTARY PUBLIC
CARMON B. PRESLEY
COUNTY OF ROBERTSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **RONALD K. NEVIN**, Trustee, 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 Nashville, Tennessee, this 12th day of September, 2024.

Notary Public

My Commission Expires: 3-3-27

STATE OF TENNESSEE NOTARY PUBLIC
CARMON B. PRESLEY
COUNTY OF ROBERTSON