Karen Johnson Davidson County
Batch# 1183006 DEEDQC
09/18/2024 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240918-0072354

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Dana C Noonan
AFFIANT

Subscribed and sworn to before me on this day, September 18, 2024.

ERIC J. SCOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 27, 2025

Notary Public

My Commission Expires: _____

New Owner Address:
Dana Coltharp Noonan Trust
5212 Elkins Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
091 15 0 117.00

QUITCLAIM DEED

Dana C. Noonan, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Dana Coltharp Noonan Trust**, dated January 25, 2018 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 18, 2024**.

Dana C. Noonan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Dana C. Noonan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 18, 2024.

Notary Public

My Commission Expires: _____

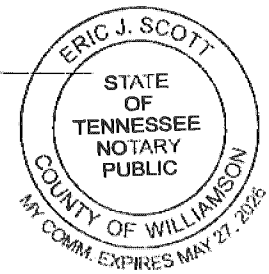


EXHIBIT A

Land in Davidson County, Tennessee, being the East 37 feet of the West 77.5 Feet of the South Part of Block 7 on the Map of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record Plat Book 421, Page 18, Register's Office of Davidson County, Tennessee.

Said Part of said Block No. 7 fronts 37 feet on the North side of Elkins Avenue and runs back between parallel lines, Parallel to and 40.5 East of 53rd Avenue, North, 160 feet, more or less to a dead line.

Being the same property conveyed to Dana C. Noonan, unmarried from Rhian Dougherty, a married person by deed of record in Instrument No. 20221003-0108796 Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5212 Elkins Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 18, 2024.

Affiant Signature

9-18-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 18, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

