Karen Johnson
Batch # 1183491
09/19/2024 09:50:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240919-0072558

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:
The Tyndall Family Trust
5312 Lancelot Road
Brentwood, Tennessee 37027

Send Tax Bill To:
Same.

Map-Parcel Number:
159 03 0 017.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Thomas Balcom Tyndall**, by these presents does hereby quitclaim and convey unto **The Tyndall Family Trust, U/A Dtd. July 26, 2024,** all of his right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 5312 Lancelot Road, Brentwood, Tennessee 37027.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 26th day of July, 2024.

THOMAS BALCOM TYNDALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said State and County, **Thomas Balcom Tyndall**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Subscribed and sworn to before me, this 26th day of July, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

THOMAS BALCOM TYNDALL

Subscribed and sworn to before me, this 26th day of July, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Camelot Acres, Section 2, as of record in Book 3700, page 151, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 166 feet on the easterly side of Lancelot Road and extends back 261.84 feet on the northerly line and 342.81 feet on the southerly line to a dead line, measuring 202.46 feet thereon.

Being part of the property conveyed to Thomas B. Tyndall and Betty M. Tyndall, husband and wife, by Warranty Deed from Judy Boyer Danner, d/b/a The Judy Danner Company and husband, Ray Danner, as of record in Book 10157, page 891, Register's Office for Davidson County, Tennessee.