Karen Johnson
Batch # 1195264
10/18/2024 10:48:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241018-0080995

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Cynthia Louise Dunphy *Affiant* *Sworn to and subscribed before me this 15th day of October, 2024* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner: The CLD Trust Cynthia Louise Dunphy, Trustee 8809 Ivymount Ln. Nolensville, TN 37135	
Send Tax Bills To: Same	
Street Address of Subject Property: 8809 Ivymount Ln. Nolensville, TN 37135	**Map and Parcel:** 186-04-0A-081.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CYNTHIA L. DUNPHY, AN UNMARRIED WOMAN,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE CLD TRUST, CYNTHIA LOUISE DUNPHY, TRUSTEE,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Final Plat of Burkitt Place, Phase 1B, Section 1, as of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia J. Dunphy, an unmarried woman, from Brain J. Dunphy, an unmarried man, by Deed dated June 21, 2024, Instrument Number 20240724-0055801, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 15th day of October, 2024.

CYNTHIA L. DUNPHY

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **CYNTHIA L. DUNPHY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC