Karen Johnson Davidson County Batch # 1213100 DEEDQC 12/06/2024 11:40:56 AM 2 pgs Fees: $12.00 Taxes: $0.00 20241206-0094861	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 2024. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The House Family Revocable Living Trust	**Same**	**103-08-0L-002.00-CO**
(NAME) **4412 Westlawn Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **ANDREA N. FREY (a/k/a ANDREA FREY HOUSE) and TYLER B. HOUSE, Wife and Husband,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **TYLER BENTON HOUSE and ANDREA FREY HOUSE, TRUSTEES OF THE HOUSE FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF TYLER BENTON HOUSE and ANDREA FREY HOUSE, Dated November 27, 2024,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 2 of Westlawn Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Westlawn Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130619-0062953, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westlawn Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130619-0062953, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Eric T. Cannon and Katherine H. Cannon, husband and wife by Warranty deed from M3 LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140703-0059147 Register's Office for Davidson County, Tennessee, dated July 02, 2014 and recorded on July 03, 2014.

Being the same property conveyed to Andrea N. Frey and Tyler B. House, wife and husband, by Warranty Deed, from Eric T. Cannon and Katherine H. Cannon, husband and wife, dated April 5, 2022, recorded April 13, 2022, of record in instrument no. 20220413-0042863, Register's Office for Davidson County, Tennessee.

The said Tyler B. House and Tyler Benton House are one in the same person for purposes of this transaction.

The said Andrea N. Frey and Andrea Frey House are one in the same person for purposes of this transaction.

The previous conveyance of record has been included in legal description for reference.

Unimproved ( )
This is improved (X) property, known as: **4412 Westlawn Drive, Nashville, TN 37209**

Witness our hands, this the 27th day of November, 2024.

Tyler B. House
TYLER B. HOUSE

Andrea N. Frey
ANDREA N. FREY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TYLER B. HOUSE** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 27th day of November, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JACK DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANDREA N. FREY (A/K/A ANDREA FREY HOUSE)** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 27th day of November, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JACK DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026