Karen Johnson Davidson County
Batch# 1213383 DEEDQC
12/09/2024 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241209-0095314

Prepared by: Lauren S. Meadows, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Suite A, Clarksville, TN 37043, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

GRACE ANN PROPERTIES, INC.,
TRUSTEE OF THE PARK AVENUE LAND TRUST

TO: QUITCLAIM DEED

RONALD B. PLUNKETT, ET UX

THIS DEED OF REALTY, executed as of the 4th day of December, 2024, by Grantor, **GRACE ANN PROPERTIES, INC., TRUSTEE OF THE PARK AVENUE LAND TRUST** to Grantees, **RONALD B. PLUNKETT and BRENDA F. PLUNKETT, husband and wife**, Witnesseth:

That Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's rights, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> Being Lot No. 5 and the east 25 feet on Lot No. 6 on Block 14 on the Map of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, Page 160 and 161, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of said Lot adjoin and front together 75 feet on the south side of Park Avenue and run bank between parallel lines 150 feet to alley.
>
> This being the same property conveyed to Grace Ann Properties, Inc., Trustee of The Park Avenue Land Trust, from Ronald B. Plunkett and wife, Brenda F, Plunkett, by Quitclaim Deed dated November 5, 2009, and recorded on November 9, 2009, of record as instrument number 20091109-0103639 in the Register's Office for Davidson County, Tennessee. Pursuant to the terms of The Park Avenue Land Trust, Ronald B. Plunkett and Brenda F. Plunkett have agreed to the termination of The Park Avenue Land Trust, and under said Trust Agreement the above-described real property is distributable by the Trustee to Ronald B. Plunkett and Brenda F. Plunkett, the sole Beneficiaries of the Land Trust.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR:
GRACE ANN PROPERTIES, INC., TRUSTEE OF THE PARK AVENUE LAND TRUST

By: R. Plunkett
R. Plunkett, President
GRACE ANN PROPERTIES, INC.

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **R. Plunkett, President of GRACE ANN PROPERTIES, INC.**, the within named 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 seal at office this the 4 day of December, 2024.

My Commission Expires:
08/13/2025

ASHLEY ARNOLD
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

Property Owners Name
And Mailing Address:
Ronald B. Plunkett
Brenda F. Plunkett
7136 Kingston Road
Fairview, TN 37062

Person or Entity Responsible for
Payment of Property Taxes:
SAME / OWNER

Property Addresses:
3811 Park Avenue
Nashville, TN 37208

Map and Parcel No.:
092 13 0 119.00

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the 4 day of December, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/13/2025

ASHLEY ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Matthew J. Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration therewith and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on December 4, 2024 (date of document).

Affiant Signature

December 9, 2024

Date

State of Tennessee

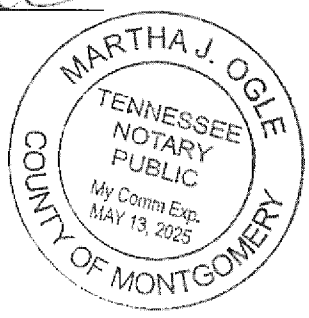
County of Montgomery

Sworn to and subscribed before me this 9th day of December, 2024.

Notary Signature

My Commission Expires:

NOTARY SEAL:



Expires: May 13, 2025