Certified, Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn before me on the 12 day of September, 2024.

Notary Public

My Commission Expires:

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Karen Johnson Davidson County
Batch# 1214737 DEEDQC
12/11/2024 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241211-0096244

ADDRESS OF NEW OWNER:
Phyllis L. Gordon, Trustee
of the Gordon Family Trust,
dated September__, 2024
1407 Tyne Blvd.
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
145-02-0-026.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, PHYLLIS L. GORDON, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto PHYLLIS L. GORDON, Trustee and her successors in trust of the Gordon Family Trust, dated September 18, 2024, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Roselawn Estates, Section Two, as of record in Book 3106, page 86, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Lynmont Drive, said point being the common front corner of Lots Nos. 17 and 17; thence southwardly with the line between said two lots, 314.12 feet to a point in the southerly boundary line of said subdivision; thence with said subdivision line, north 84° 45' west 155.0 feet to a concrete monument; thence with the westerly-most line of said subdivision, north 6° 11' east 296.96 feet to a concrete monument in the southeasterly margin of Tyne Boulevard; thence northeastwardly, with said margin of Tyne Boulevard, 131.58 feet to a concrete monument set at the beginning of a curve to the right having a radius of 25 feet; thence northeastwardly, around said curve a distance of 37.55 feet to a concrete monument set in the southerly margin of Lynmont Drive; thence in an easterly direction along said margin of said Drive, a total distance of 220.66 feet to the point of beginning.

Being the same property conveyed by Warranty Deed to S. Ralph Gordon, husband, and Phyllis L. Gordon, wife, dated September 7, 1973, and recorded in Record Book 4744, Page 740, Register of Deeds Office Davidson County, Tennessee. S. Ralph Gordon having died June 30, 2023 and his Estate administered in 7th Circuit Court of Davidson County, Tennessee, Docket No. 24P1259.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 1407 Tyne Boulevard, Nashville, Tennessee 37215. The 2023 Davidson County and City property taxes were prorated and will be assumed by the Grantees.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 18th day of September, 2024.

Phyllis L Gordon
PHYLLIS L. GORDON, Grantor

State of Tennessee)
County of Willaimson)

On this 18th day of September 2024, before me personally appeared PHYLLIS L. GORDON, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this _____ day of September, 2024.

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Notary's Signature

Seal

My commission expires: _____

Certificate of Authenticity

I, Robin J Gordon, 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 herewith and that this electronic document is a true exact copy of the original document executed and authenticated according to law on September 18, 2024
Date

Affiant Signature

9/18/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 Day of Sept, 2024

Notary Signature

My Commission Expires:
Notary Seal (if on paper)

ADRIENNE GOODMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028