This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1218763 DEEDQC
12/20/2024 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241220-0099249

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Dano Tennessee Community Property Trust 2611 Oakland Avenue Nashville, TN 37212	Same	117-04-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Roy C. Dano and wife, Kimberly R. Dano, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Kimberly Ryan Dano and Roy C. Dano, as the Co-Trustees of the Dano Tennessee Community Property Trust, and its successors and assigns. The real estate is described as follows:

> BEING the southerly 60.0 feet of Lot No. 202 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> SAID southerly part of Lot No. 202 fronts 60.0 feet on the west side of Oakland Avenue and runs back between parallel lines with the northerly margin of Rosewood Avenue, 175.0 feet to an alley.
>
> Being the same property conveyed to Roy C. Dano and wife, Kimberly R. Dano by Warranty Deed from James Andrew Knight, unmarried, of record in Instrument No. 20070521-0060149, Register's Office for Davidson County, Tennessee, dated May 15, 2007, and recorded on May 21, 2007.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

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

Affiant

Notary Public

My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 2611 Oakland Avenue, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 26th day of September, 2024.

Roy C. Dano, Grantor

Kimberly R. Dano, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy C. Dano and Kimberly R. Dano, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of September, 2024.

Notary Public

My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 and exact copy of the original document executed and authenticated according to law on December 19, 2024.

Date: 12/20/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 20, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8 2027