QUITCLAIM DEED

Karen Johnson Batch # 1218937 12/26/2024 09 46 48 AM Fees $12 00 Taxes $0 00 20241226-0099513 Davidson County DEEDQC 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF DECEMBER, 2024 NOTARY PUBLIC MY COMMISSION EXPIRES 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr , PLLC
750 Old Hickory Blvd
Bldg Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy M Dilbeck, Jr and Caroline M Dilbeck, Co-Trustees of the Black Dog Revocable Trust	New Owner	091 16 0 207 00
(NAME)	(NAME)	
5424 San Marcos Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Timothy Dilbeck and wife, Caroline Dilbeck, ("Grantors")**, do hereby release, quit claim and convey unto **Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, Co-Trustees of the Black Dog Revocable Trust, dated December 10, 2024, ("Grantee")**, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit·

Land in Davidson County, Tennessee, being Lot No. 108 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee

Said Lot No 108 fronts 50 feet on the south side of Elkins Avenue and runs back between parallel lines, 180 feet to an alley

Being the same property conveyed to Timothy Dilbeck and wife, Caroline Dilbeck by deed dated March 10, 2016 from Barry Yarbrough, a married man, of record in Instrument No 20160311-0023600, Register's Office for Davidson County, Tennessee

This conveyance is made subject all matters appearing on the Plan of record as Book 57, page 103, Register's Office for Davidson County, Tennessee

Improved property known as 4207 Elkins Avenue, Nashville, Tennessee 37209

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS OUR HANDS this 10th day of December, 2024

Timothy Dilbeck

Caroline Dilbeck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10 day of December, 2024, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Dilbeck** and **Caroline Dilbeck**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Notary Public

Commission expires: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON