QUITCLAIM DEED

Karen Johnson Batch # 1218937 12/26/2024 09 46 48 AM Fees $12 00 Taxes $0 00 20241226-0099514 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

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

RUFFIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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	161 05 0 038 00
(NAME) 5424 San Marcos Dr	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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 M. Dilbeck, Jr. and Caroline M. Dilbeck, husband and wife, ("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 14 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County.

Said Lot No. 14 fronts 98 feet on the Easterly side of San Marcos Drive, and extends back 258 23 feet on the Northerly line, which is broken line, and 255 96 feet on the Southerly line, which is a broken line, along the Northerly margin of a cemetery lot, and accessway, to a dead line in the rear on which it measures 115 33 feet

Being the same property conveyed to Timothy M Dilbeck, Jr and Caroline M. Dilbeck, husband and wife by Warranty Deed from Brandon G Rosenthal and Kathleen R Rosenthal, husband and wife, of record in Instrument No 20211230-0171761, Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on December 30, 2021

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillview Estates, as recorded in Plat Book 3600, Page(s) 89

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3836, Page 719

Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights

Improved property known as 5424 San Marcos Dr., Nashville, Tennessee 37220

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 M. Dilbeck, Jr.

Caroline M. 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 M. Dilbeck, Jr.** and **Caroline M. 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