QUITCLAIM DEED

Karen Johnson Batch # 1218937 12/26/2024 09 46 48 AM Fees $12 00 Taxes $0 00 20241226-0099516 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	104-05-0-328 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 all of Lot No "B", on the plan of GREENWAY SUBDIVISION, Resubdivision of Lot 265 & East 34 ft of Lot 264 on the Plan of Richland Realty Co's 2nd Subdivision, Division "B", as shown on plat of record in Book 3106, Page 8, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Timothy M Dilbeck, Jr and Caroline M Dilbeck, husband and wife by Warranty Deed from Randall W Noel and Allison Noel, husband and wife, dated December 7, 2019 and

recorded December 8, 2019, of record in Instrument 20191108-0115906, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Improved property known as 301 Greenway Avenue, Nashville, Tennessee 37205.

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: 4.09.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON