Karen Johnson
Batch # 1226277
01/14/2025 11:14:52 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250114-0002864

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:
JT Daly
1508 Rosebank Avenue
Nashville, TN 37206

Send Tax Bill to:
New Owner

Parcel Number:
073-13-0-068.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Tone Police, LLC and R.L. Moore, as Trustees of the Tone Police, LLC Trust, dated May 20, 2024**, the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **JT Daly**, the **Grantee** herein, his successors and assigns, all of its/their right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, BEING Lots Nos. 35 to 38, inclusive of Block "A" and part of Lots Nos. 71, 72, 73, and 74, on the Map of Davis Heights, (a/k/a David Heights), as of record in Plan Book 843, page 104, Register's Office for Davidson County, Tennessee, described as follows:

Tract No. 1:

Beginning at a point in the Westerly right-of-way line of Rosebank Avenue, said point being the Northeasterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, and being the Southeasterly corner of the herein described tract; thence leaving said right-of-way line with the Northerly line of Crystal H. Jones North 89 degrees 30 minutes 00 seconds West, 250.00 to a point; thence leaving said Northerly line with the Easterly line of Tract No. 2 of the Morrow property North 2 degrees 49 minutes 55 seconds East, 100.00 feet to a point; thence leaving said Easterly line with the Southerly line of property conveyed to C. R. Johanson by deed of record in Book 982, page 690, Register's Office for Davidson County, Tennessee, South 89 degrees 30 minutes 00 seconds East, 250.00 feet to an iron rod, said rod being located in the Westerly right-of-way line of Rosebank Avenue; thence leaving said Southerly line with the Westerly right-of-way line of Rosebank Avenue South 2 degrees 49 minutes 55 seconds West, 100.00 feet to an iron rod and the point of beginning containing 24,979 square feet or 0.57 acre, more or less.

Tract No. 2:

Beginning at a point at the Northwesterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for

Davidson County, Tennessee, said point being the Southeasterly corner of the herein described tract; thence with the Northerly line of property conveyed to Russell H. Johnson, Jr. by quitclaim deed of record in book 5274, page 469, Register's Office for Davidson County, Tennessee, North 89 degrees 30 minutes 00 seconds West, 72.88 feet to an iron pipe; thence leaving said Northerly line with the Easterly line of property conveyed to Jimmy E. Strain and Peggy R. Alexander by quitclaim deed of record in book 9465, page 606, Register's Office for Davidson County, Tennessee, North 1 degree 37 minutes 10 seconds East, 99.94 feet to a concrete monument; thence leaving said Easterly line with the Southerly line of property conveyed to C. R. Johanson by deed of record in book 982, page 690, Register's Office for Davidson County, Tennessee, South 89 degrees 30 minutes 00 seconds East, 75.00 feet to a point; thence leaving said Southerly line with the Westerly line of Tract No. 1 of the aforementioned Morrow properly South 2 degrees 49 minutes 55 seconds West, 100.00 feet to the point of beginning containing 7388 square feet or 0.17 acre, more or less.

Being the same property conveyed to Tone Police, LLC, and R.L. Moore, as Trustees of the Tone Police, LLC Trust, dated May 20, 2024, by Warranty Deed from Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 04, 2012, of record in Instrument No. 20240606-0042448, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor(s). No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is real property known as: 1508 Rosebank Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 9th and 13th day of January, 2025.

The Tone Police, LLC Trust, dated May 20, 2024

By: _____, Trustee
R.L. Moore
Its: Trustee

By: The Tone Police, LLC, a Tennessee limited liability company
It: Trustee

By: _____
Justin Thomas Daly
Its: Managing Member

[NOTARY SECTIONS TO FOLLOW]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **R.L. Moore,** who acknowledged themselves to be **Trustee** of **the Tone Police, LLC Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained by signing as **Trustee** of **the Tone Police, LLC Trust.**

Witness my hand and official seal this the 13 day of January 2025.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires:_____

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Justin Thomas Daly,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member** of **The Tone Police, LLC,** the **Trustee** of **The Tone Police, LLC Trust,** the within named bargainor, and that they have executed the within instrument for the purposes stated therein by signing as Managing Member of The Tone Police, LLC, as Trustee of The Tone Police, LLC Trust.

Witness my hand and official seal this the 9th day of January 2025.

Notary Public

TOBY MCLLLIN
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 9, 2027
COUNTY OF DAVIDSON

My Commission Expires: 3/9/27

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 13 day of January, 2025.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires:_____