Karen Johnson Batch # 1240285 02/24/2025 01 58 06 PM Fees $12 00 Taxes $0 00 20250224-0013566 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February 2025 Notary Public MY COMMISSION EXPIRES 3/5/2026 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
THE CURLEY COMMUNITY PROPERTY REVOCABLE TRUST	**SAME**	**142160C03400CO**
(NAME) **2601 South Highlands Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Susan L. Curley and James F. Curley, Jr., Husband and Wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **James Ford Curley, Jr. and Susan Lanning Curley, Trustees of The Curley Community Property Revocable Trust,** established by **The Trust Agreement of the Curley Community Property Revocable Trust, Dated February 7, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit·

Land in Davidson County, Tennessee, being Lot Number 34 on the Plan of Devon Highlands, Phase II, of record in Plat Book 7900 at page 517, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description

Being the same property conveyed to Susan L. DePriest by Warranty Deed from Ricky J. Walton and Cindy A Walton, dated January 28th, 2011 of record in Instrument Number 20110131-008612, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Susan L. Curley and James F. Curley, Jr., Husband and Wife as Tenants by the Entireties, by Quitclaim Deed from Susan L DePreist (the said Susan L DePreist having been re-married a/k/a Susan L Curley), dated May 17, 2023, of record in Instrument Number 20230522-0038292, Register's Office for Davidson County, Tennessee Said conveyance to create a Tenancy by the Entireties between the Grantor and Grantees as Husband and Wife.

This conveyance is subject to (a) all restrictions of record, (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

Unimproved ( )
This is improved (X) property, known as: **2601 South Highlands Drive, Nashville, Tennessee 37221.**

Witness our hands, this the 7th day of February, 2025

SUSAN L. CURLEY

JAMES F. CURLEY, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SUSAN L. CURLEY** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 7th day of February, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES F. CURLEY, JR.** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing ~~her~~ his name in such capacity.

Witness my hand and official seal, this 7th day of February, **2025.**

My Commission Expires 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026