Karen Johnson Davidson County
Batch# 1242801 DEEDQC
03/04/2025 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250304-0016074

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
305 Lynnwood Boulevard Community Property Trust 305 Lynnwood Boulevard Nashville, TN 37205	305 Lynnwood Boulevard Community Property Trust P.O. Box 59146 Nashville, TN 37205	Map 116-7 Parcel 16

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LEE F. NOEL and EMILY J. NOEL, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey unto the 305 LYNNWOOD BOULEVARD COMMUNITY PROPERTY TRUST, LEE F. NOEL AND EMILY J. NOEL, CO-TRUSTEES, all of their right, title, and interest in that certain real property in Davidson County, Tennessee more particularly described in Exhibit A attached hereto.

This is property known as 305 Lynnwood Boulevard, Nashville, Tennessee 37205.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 24 day of FEB, 2025.

Lee F Noel
LEE F. NOEL

Emily J. Noel
EMILY J. NOEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LEE F. NOEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 24th day of February, 2025.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, EMILY J. NOEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 24th day of February, 2025.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2025.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being Lot No. 1 on the Revised Resubdivision Plan of Lot No. 1 of Pendleton & Blairs Subdivision of Lynwood Land Company of record in Book 4860, Page 123, Register's Office for said County.

Beginning at a concrete monument in the west margin of Lynwood Boulevard, said point being a common corner of Olivia G. Chilton property; thence, with said margin of Lynwood Boulevard, South 2° 30' West 332.8 feet to an iron pin; thence North 87° 30' West 337.9 feet to an iron pin; thence on a new line North 6° 20' West 74.3 feet to a point; thence North 27° 42' West 75.5 feet to an iron pin in the said Chilton's southerly line; thence, with Chilton's southerly line as follows: North 82° 41' East 13.7 feet to a concrete monument, North 65° 18' East 420.2 feet to the point of beginning, containing 1.973 acres, more or less.

Being the same property conveyed to Lee F. Noel and wife, Emily J. Noel by deed of record in Instrument No. 2031112-0165476, Register's Office for Davidson County, Tennessee.

36149748.2

Tennessee Certification of Electronic Document

I, Emerald Videnoir, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 24, 2025 (date of document).

Emerald Videnoir
Affiant Signature

February 24, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 9-7-2026

NOTARY'S SEAL

