Karen Johnson Davidson County
Batch# 1246173 DEEDQC
03/14/2025 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0018804

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Darrell [signature]
AFFIANT
Subscribed and sworn to before me on:
March 10, 2025
[signature]
NOTARY PUBLIC
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
The Dreams Come True Trust 10 Redbud Drive Nashville, Tennessee 37215	The Dreams Come True Trust 10 Redbud Drive Nashville, Tennessee 37215	131-01-0B-130.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Kathleen M. Flaherty , an unmarried woman,** ("Grantor") does hereby quitclaim and convey unto **The Dreams Come True Trust, dated March 10, 2025** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot 10, Redbud, as shown on plat of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Kathleen M. Flaherty , an unmarried woman,** Warranty Deed dated May 18, 2018 from Margaret Napier Morford, Trustee of the Elizabeth Robinson Lacock Revocable Trust, of record at Instrument No. 20180521-0048579 Register's Office for Davidson County.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **10 Redbud Drive Nashville, Tennessee 37215**

IN WITNESS WHEREOF, Grantor has executed this instrument on March 10, 2025

GRANTOR:

Kathleen M. Flaherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 3/10/2025 before me, the undersigned notary, personally appeared **Kathleen M. Flaherty** personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires: 11-8-2028

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/10/25

Barry Lmt
Affiant Signature

3-10-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date March 10, 2025

Spencer J. Lmt
Notary Signature

My commission expires: 11/8/2028

