****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1252050 DEEDQC
03/25/2025 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250325-0022380

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Kevin A. Tuohy, Trustee, and
Beatriz I. Tuohy, Trustee
238 Graylynn Drive
Nashville, TN 37214

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 19th day of March, 2025.

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 6/22/26

Map/Parcel:
095-08-0-080.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Kevin Tuohy and Beatriz I. Tuohy, husband and wife**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Kevin A. Tuohy and Beatriz I. Tuohy, as Trustees of The Tuohy Family Trust, dated January 23, 2025**, hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS my hand this 15TH day of MARCH, 2025.

Kevin Tuohy

Beatriz I. Tuohy

STATE OF _____)
COUNTY OF _____)

Attached

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kevin Tuohy and Beatriz I. Tuohy**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ___ day of _____, 2025.

_____
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On March 15, 2025 before me, Ernesto F Rodriguez Willalobos, notary
(insert name and title of the officer)

personally appeared Kevin Tuohy and Beatriz I Tuohy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ERNESTO F. RODRIGUEZ WILLALOBOS
Notary Public - California
Orange County
Commission # 2464256
My Comm. Expires Oct 21, 2027

Signature _____ **(Seal)**

EXHIBIT "A"

LAND DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of Spring Valley Acres, as shown by plat of record in Book 2854, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Tuohy and Beatriz I. Tuohy, husband and wife, by Warranty Deed from Greg Coston, unmarried, dated March 31. 2021, recorded April 5, 2021, of record in Instrument No. 20210405-0043615, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greg Coston by deed from Cindy R. Page and husband, Paul P. Goad, Jr., dated June 29, 2007, recorded July 3, 2007, of record in Instrument No. 20070703-0079556, in the Register's Office for Davidson County, Tennessee.

This property is commonly known as **238 Graylynn Drive, Nashville, TN 37214**.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/25/25 (date of document).

Affiant Signature

3/25/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON