Karen Johnson Davidson County
Batch# 1254091 DEEDQC
03/31/2025 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250331-0024029

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Peter Finis Long, Jr., and Laura Elizabeth Cutting, Co-Trustees of The Long-Cutting Family Trust Agreement dated March 28, 2025	SAME	117 08 0 054.00
1701 Primrose Avenue		
Nashville, TN 37212		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **PETER F. LONG** and spouse, **LAURA CUTTING**, do hereby convey to **PETER FINIS LONG, JR., and LAURA ELIZABETH CUTTING, Co-Trustees of THE LONG-CUTTING FAMILY TRUST AGREEMENT dated March 28, 2025**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, TN, BEING the easterly part of Lot Nos. 43 and 44, on the Map of Belmont Terrace, of record in Plat Book 421, page 101, Register's Office for Davidson County, TN, described as follows:

Beginning at the northwest corner of Primrose Avenue and Oakland Avenue being the southeast corner of said Lot No. 44; thence with the northerly margin of Primrose Avenue, westerly 41.3 feet to the southeast corner of part of said lots conveyed to L.S. Schuerman, Trustee, by deed of record in Book 467, page 369, said Register's Office; thence northerly with the east line of Schuerman lot, 130 feet, more or less, to the northerly margin of Primrose Avenue; thence with the southerly margin of said Avenue, easterly 68.8 feet to the end of a curve; thence around said curve 16.9 feet to the westerly margin of Oakland Avenue; thence with the westerly margin of said Avenue, southerly 119 feet to the beginning.

Being the same property conveyed to Peter F. Long and spouse, Laura Cutting, from Donald W. York and spouse, Kathleen York, by Warranty Deed dated August 26, 2009, of record in Instrument No. 20090828-0080927, Register's Office for Davidson County, Tennessee.

Peter F. Long and Peter Finis Long, Jr., are one and the same person.

Laura Cutting and Laura Elizabeth Cutting are one and the same person,

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

This is improved property known as 1701 Primrose Avenue, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 28th day of March, 2025.

PETER F. LONG

LAURA CUTTING

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PETER F. LONG**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 28th day of March, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA CUTTING**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 28th day of March, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
28th day of March, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 March 28, 2025.

March 31, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of March, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026