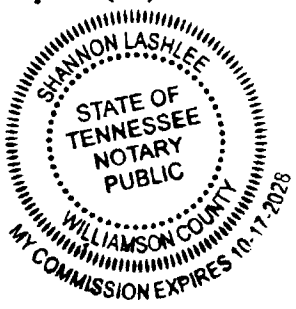
This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
720 Cool Springs Blvd., Suite 650
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00



Affiant

Subscribed and sworn to before me, this 2nd day of April, 2025.

Notary Public

My Commission Expires: October 17, 2028

Karen Johnson Davidson County
Batch# 1255862 DEEDQC
04/03/2025 07:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250403-0025236

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Kathleen H. Dove 5207 Park Avenue Nashville, TN 37209	NEW OWNER	091-15-0-1.08

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kathleen H. Dove and Timothy J. Dove**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Kathleen H. Dove**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being part of Block 7, on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made and more particularly described as follows:
>
> Beginning on the Southerly margin of Park Avenue (formerly First [1st] Avenue), at a point 157.5 feet Westerly from the Westerly margin of 52nd Avenue, North (formerly Eleventh [11th] Street); thence with the Southerly margin of Park Avenue, Westerly 525.5 feet; thence Southerly parallel with 52nd Avenue; North 162.5 feet to a point half (1/2) way to Elkins Avenue; thence, Easterly parallel with Park Avenue North, thence, Northerly 162.5 feet to the beginning.
>
> BEING the same property conveyed to Kathleen H. Dove and Timothy J. Dove as joint tenants with right of survivorship by Warranty Deed from Thomas S. Hutchinson, an unmarried man, dated May 24, 2017, and of record in Instrument No. 20170526-0052537, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **5207 Park Avenue, Nashville, TN 37209**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1 day of April, 2025.

Kathleen Dove
KATHLEEN H. DOVE

WITNESS my hand this 1 day of April, 2025.

TIMOTHY J. DOVE

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 **KATHLEEN H. DOVE**, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2025.

[SEAL]

Vashawnda Smith
Notary Public

My Commission Expires: 01/24/28

VASHAWNDA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 24, 2028

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TIMOTHY J. DOVE**, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of April, 2025.

[SEAL]

_____
Notary Public

My Commission Expires: _____

WITNESS my hand this _____ day of April, 2025.

_____

KATHLEEN H. DOVE

WITNESS my hand this 2 day of April, 2025.

_____

TIMOTHY J. DOVE

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KATHLEEN H. DOVE**, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of April, 2025.

[SEAL]

_____

Notary Public

My Commission Expires: _____

STATE OF Montana

COUNTY OF Rosebud

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TIMOTHY J. DOVE**, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of April, 2025.

[SEAL]

Stefanie Bearcomesout

Notary Public

My Commission Expires: _____

STEFANIE BEARCOMESOUT
NOTARY PUBLIC for the
State of Montana
Residing at Ashland, Montana
My Commission Expires
March 16, 2027

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR,** 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 **April 2, 2025.**

Affiant Signature

APRIL 2, 2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of April, 2025.

Notary's Signature

SHANNON LASHLEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-17-2028

My Commission Expires: October 17, 2028