Karen Johnson Davidson County
Batch# 1258234 DEEDQC
04/14/2025 08:05:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20250414-0027628

FROM:

STEVEN TUNIS AND WIFE, TERESA SEBASTIAN

TO:

ALICE M. BOHANNON, TRUSTEE

FROM:

ALICE M. BOHANNON, TRUSTEE

TO:

TERESA SEBASTIAN

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Steven Tunis, Affiant

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

Notary Public

My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-13-2026

Address new owners as follows:

Teresa Sebastian
76 Wyn Oak
Nashville, Tennessee 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers:

104-14-0G-067.00-CO

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between us,

we, Steven Tunis and wife, Teresa Sebastian, hereby remise, release and quitclaim unto Alice M. Bohannon, Trustee, her successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

And now, I, the said Alice M. Bohannon, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Steven Tunis and Teresa Sebastian, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 2nd day of April, 2025.

Steven Tunis

Teresa Sebastian

Alice M. Bohannon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Tunis and Teresa Sebastian, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of April, 2025.

My Commission Expires: _____

Alice M. Bohannon
Notary Public

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice M. Bohannon, 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, this 2nd day of April, 2025.

My Commission Expires: _____

Donald G. Peslis II
Notary Public

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Revised Final Plat of Whitworth, Phase 01 of record in Plat Book 7900, Page (s) 140 through 144, 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 Teresa Sebastian and Steven Tunis, wife and husband, from Vikram P. Patel and wife, Sucheta V. Patel, of record in Instrument No. 20180504-0042955, Register's Office for Davidson County, Tennessee.

This is improved property known as 76 Wyn Oak, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 4/2/25.

4/10/25
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

