Karen Johnson Davidson County
Batch# 1260060 DEEDQC
04/15/2025 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250415-0028453

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 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Teresa Sebastian 76 Wyn Oak Nashville, TN 37205	SAME	104-14-0G-067.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steven Tunis**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire tenant-in-common interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain

real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Teresa Mosley Sebastian,** and to her successors, heirs and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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.

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

Steven Tunis

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 Steven Tunis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

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

My Commission Expires:

Notary Public

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 Steven Tunis and Teresa Sebastian as equal tenants in common by strawman deed from Alice M. Bohannon, Trustee, said property being previously quitclaimed to Alice M. Bohannon by Steven Tunis and Teresa Sebastian, husband and wife, all of record in Instrument No. 20250414-0027428 in the Register's Office for Davidson County, Tennessee.

Teresa Sebastian and Teresa Mosley Sebastian are one and the same person.

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

4/14/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

