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Prepared by.
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

File #25-1099

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Daniel Goscombe, Successor Trustee of 2225 11th Avenue South Trust dated October 28, 2013,** hereinafter called the **Grantor,** does hereby quitclaim unto **Mathew Kearney and Andrea Kearney, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davison County, Tennessee, being all of Lot No. 41, Section No. 2, Glendale Park, according to survey and plat of same appearing of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Goscombe, Successor Trustee of 2225 11th Avenue South Trust dated October 28, 2013 by Warranty Deed from Barbara Lynn Collins-Yudiskas, married of record in Instrument No. 20221212-0128718 Register's Office for Davidson County, Tennessee, dated December 09, 2022 and recorded on December 12, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely **Mathew Kearney and Andrea Kearney, husband and wife**

This is improved property, known as: 901 Audubon Road, Nashville, TN 37204

Karen Johnson
Batch # 1262816
04/21/2025 03 17 26 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250421-0030374

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mathew and Andrea Kearney 901 Audubon Road Nashville, TN 37024	New Owner	132-05-0-106.00

WITNESS THE EXECUTION HEREOF this 21st day of April, 2025.

2225 11th Avenue South Trust dated October 28, 2013

Successor Trustee

By: Daniel Goscombe, Successor Trustee

State of Tennessee
County of Davidson

On this 21st day of April, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Daniel Goscombe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Successor Trustee of the maker, 2225 11th Avenue South Trust dated October 28, 2013, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 2225 11th Avenue South Trust dated October 28, 2013, as Successor Trustee.

Notary Public

My Commission Expires: 9/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 21st day of April, 2025.

Notary Public

My Commission Expires: 9/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY