Address New Owner	Map-Parcel Numbers	Send Tax Bills To
Robert Harris Riley and Agnes Bell Riley, Co-Trustees 2616 Ashwood Avenue Nashville, TN 37212	**104 15 0 050.00**	**SAME**
This instrument prepared by. Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Robert Harris Riley and Agnes Bell Riley, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Robert Harris Riley and Agnes Bell Riley, Co-Trustees of the Riley Family Revocable Trust dated April 21, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **2616 Ashwood Avenue, Nashville, TN 37212**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Karen Johnson
Batch # 1263287
04/23/2025 08 34 11 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250423-0030978

Subscribed and sworn to before me this 21st day of April, 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 04/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 21st day of April, 2025

ROBERT HARRIS RILEY

AGNES BELL RILEY

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 **Robert Harris Riley and Agnes Bell Riley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of April, 2025

Notary Public

My Commission Expires
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the west half of Lot No 78 on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Said west half of Lot No 78 fronts 50 feet on the North side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160 5 feet to a dead line

THIS CONVEYANCE IS SUBJECT TO (1) All restrictions of record, (2) All easements of record, (3) All visible easements, (4) All matters appearing on the plan of record, (5) All applicable governmental and zoning regulations

BEING the same property conveyed to Robert Harris Riley and Agnes Bell Riley, husband and wife (as tenants by the entirety) from Rebecca H. Tardy, Trustee of the Rebecca H Tardy Revocable Trust under Agreement dated December 5, 2020, by warranty deed filed for record on September 25, 2023, Instrument Number 20230925-0075270, as of record in the Register's Office for Davidson County, Tennessee