Karen Johnson Davidson County
Batch# 1265402 DEEDQC
04/28/2025 01:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250428-0032575

This Instrument Prepared By: **Michael R. Griffin** **GULLETT SANFORD ROBINSON & MARTIN PLLC** 150 Third Avenue South, Suite 1700 Nashville, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. AFFIANT Subscribed and sworn to before me, this 28 day of April, 2025. Notary Public My Commission Expires: 07/03/2028

Address New Owner As Follows:
Tinney Family Trust
1152 Travelers Ridge Drive
Nashville, TN 37220

Send Tax Bills To:
New Owner

Map-Parcel Number:
093-06-1B-101.00CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **SUSAN TINNEY**, a married woman ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto the **TINNEY FAMILY TRUST dated April 14, 2017** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit K101, and one non-exclusive, parking space, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067, amended at Instrument No.

20060324-0034091, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Susan Tinney, an unmarried woman, by deed from Kress Lofts, LLC, of record as Instrument No. 20061205-0150104, Register's Office for Davidson County, Tennessee.

The above description is the same as that last used in the deed prior to this transaction.

This is improved property known as 239 5th Avenue North, Unit K101, Nashville, Tennessee 37219.

The subject property is commercial property and is not and has never been the primary residence of the Grantor and her spouse.

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

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 28 day of April, 2025.

GRANTOR:

Susan Tinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SUSAN TINNEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of April, 2025.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2028

True Copy Certification

I, Michael R. Griffin, 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 28, 2025.

Affiant Signature

Date: April 28, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of April, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

