Karen Johnson
Batch # 1267353
05/01/2025 11 25 03 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250501-0033713

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 KEITH E. MASSEY, AFFIANT Subscribed and sworn to before me, this 23 day of April 2025. NOTARY PUBLIC My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KEITH ELLIS MASSEY and JESSICA ERIN MCDUFFIE-MASSEY, CO-TRUSTEES 2614 West Linden Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 104 15 0 130.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Keith E. Massey and wife, Jessica McDuffie-Massey, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Keith Ellis Massey and Jessica Erin McDuffie-Massey, Co-Trustees of the Massey Joint Revocable Trust, created March 21, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2614 West Linden Avenue, Nashville, TN 37212, and more particularly described as follows:

BEING the westerly half of Lot No. 8 on the Map of Sunset Park Subdivision as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 8 fronts 50.0 feet on the northerly side of West Linden, formerly Sunset Avenue, and runs back 162.6 feet on the westerly line and 162.45 feet, more or less, on the easterly line to the southerly line of Lot No. 21 measuring 50.0 feet thereon.

Being the same property conveyed to Keith E. Massey and wife, Jessica McDuffie-Massey, from Marion Hunter Smith, III and wife, Linda J. Smith, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20050729-0089149.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23 day of April 2025.

Keith E. Massey, Grantor

Jessica McDuffie-Massey, Grantor

STATE OF TENNESSEE)

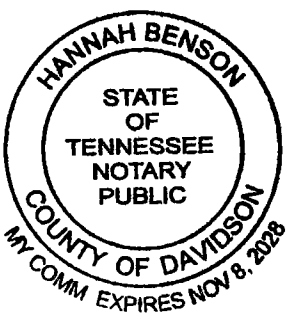
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Keith E. Massey**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of April 2025.

Notary Public

My Commission Expires: 11/8/28



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jessica McDuffie-Massey**, the Grantor, 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 and official seal at office, this 23 day of April 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

