Karen Johnson Davidson County
Batch# 1267360 DEEDQC
05/01/2025 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250501-0033722

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 10, 2025.

Notary Public

My Commission Expires: 7-6-2026

PAM GARDINER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

New Owner Address:
Pyburn Family Trust
77 Wyn Oak
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
104 14 0G 070.00

QUITCLAIM DEED

Margaret S. Pyburn ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Pyburn Family Trust**, dated April 10, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 10, 2025.**

Margaret S. Pyburn

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Margaret S. Pyburn**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 10, 2025.

Pam Gardiner
Notary Public

My Commission Expires: 7-6-2026

PAM GARDINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Revised Final Plat, Whitworth, Phase 01, of record in Plat Book 7900, Page 140-144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark L. Pyburn and wife, Margaret S. Pyburn, from William Cameron Hack, unmarried, by deed of record in Instrument No. 20050202-0012312, Register's Office for Davidson County, Tennessee. Mark L. Pyburn having subsequently died on January 5, 2023, and Margaret S. Pyburn having become the sole owner through rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 77 Wyn Oak, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 10, 2025.

Affiant Signature

5/1/25
Date

STATE OF TENNESSEE)
COUNTY OF Williamson)
Sworn to and subscribed before me on this day, May 1, 2025.

Notary Public

My Commission Expires: _____

