Karen Johnson Davidson County
Batch# 1268937 DEEDQC
05/05/2025 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0034817

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF May, 2025.

RUSSELL A. McCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
The Jenny Nelson Mulloy Trust	NEW OWNER	096-9-195.00
2813 Dunmore Drive		
Nashville, TN 37214-3209		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Jenny Nelson Mulloy**, a single woman, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustee of the **Jenny Nelson Mulloy Trust**, under agreement dated May 5, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John P. Mulloy, Jr., and wife, Jenny N. Mulloy, by Deed from Charles Ross Clark, Jr., and wife, Lois M. Clark, of record on Book 2745, Page 276, Register's Office for Davidson County, Tennessee. John P. Mulloy, Jr., having since died and title vested solely in Jenny N. Mulloy.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 5 day of May, 2025.

Jenny Nelson Mulloy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jenny Nelson Mulloy, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of May, 2025.

My Commission Expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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

5/5/25.

Date

Affiant Signature

5/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)