QUITCLAIM DEED

Karen Johnson
Batch # 1269842
05/07/2025 10 51 46 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250507-0035676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Affiant

Subscribed and sworn to before me this 15th day of April 2025

Notary Public
My Commission expires March 4, 2028
(affix seal)

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Kristal Hall Boone, 750 Old Hickory Blvd Bldg 2, STE 150, Brentwood, TN 37027		
NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Jon R Backstrom and Maureen A Gannon, Trustees of the Backstrom-Gannon Family Trust dated April 15, 2025	Jon R Backstrom and Maureen A Gannon, Trustees of the Backstrom-Gannon Family Trust dated April 15, 2025	103 08 0 D 028 00CO
271 Cherokee Station Road	271 Cherokee Station Road	
Nashville, TN 37209	Nashville, TN 37209	

KNOW ALL MEN BY THESE PRESENTS that **Maureen A. Gannon and Jon R. Backstrom, wife and husband,** 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, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **Jon R. Backstrom and Maureen A. Gannon, Trustees of the Backstrom-Gannon Family Trust Dated April 15, 2025,** her heirs and assigns, her entire right, title and interest in and to a certain tract of land in DAVDISON COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No 28 on the Plan of Cherokee Crossing, as of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maureen A Gannon and Jon R Backstrom, wife and husband, by Warranty Deed from Luke T. Chatburn and wife, Jennifer A. Chatburn, dated August 26, 2016 and recorded August 19, 2016 in Instrument No. 20160829-0090190 in said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof

This is improved property known as: **271 Cherokee Station Road, Nashville, TN 37209.**

WITNESS my hand this 15th day of April, 2025.

Jon R. Backstrom

Maureen A Gannon

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 bargainer, **Maureen A. Gannon and Jon R. Backstrom**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 15th day of April, 2025.

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires. March 4, 2028