THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MORONEY LAW GROUP, PLLC
1033 Demonbreun St., Suite 300
Nashville, Tennessee 37201
Attn: Jennifer Moroney

Karen Johnson Davidson County
Batch# 1270284 DEEDQC
05/07/2025 02:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250507-0035871

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Lindsay Cashion, III Julia Cashion, Co-Trustees 3712 Meadowbrook Avenue Nashville, TN 37205	Lindsay Cashion, III Julia Cashion, Co-Trustees 3712 Meadowbrook Avenue Nashville, TN 37205	**104-05-228**

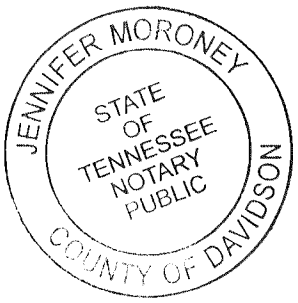
QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, LINDSAY CASHION, III and wife, JULIA CASHION, ("Grantors"), do hereby grant, bargain, transfer, convey, and forever quitclaim unto LINDSAY NORTH CASHION AND JULIA ANNA JURKA CASHION, AS CO-TRUSTEES OF THE CASHION FAMILY COMMUNITY PROPERTY REVOCABLE TRUST DATED FEBRUARY 10, 2025 ("Grantees"), and their successors and assigns, all of Grantors' right, title, and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Moroney Law Group, PLLC

disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 27th day of March 2025.



GRANTORS:

LINDSAY CASHION, III

JULIA CASHION

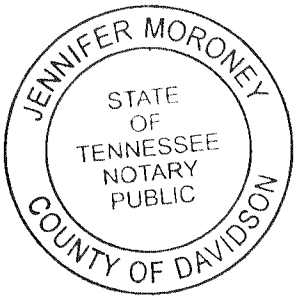
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 27th day of March 2025, before me, a Notary Public of the state and county aforesaid, personally appeared LINDSAY CASHION, III and JULIA CASHION, husband and wife, known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, 27th day of March 2025.

Notary Public

My Commission Expires: 11-22-25



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear and affirm that they actual consideration for this transfer is $1.00.

AFFIANT-GRANTEE:

CASHION FAMILY COMMUNITY
PROPERTY REVOCABLE TRUST
DATED FEBRUARY 10, 2025

Lindsay North Cashion
LINDSAY NORTH CASHION, Co-Trustee

Sworn to subscribed before me
this the 27th day of March 2025.

Jennifer Moroney
Notary Public

My commission expires: 11-22-25

JENNIFER MORONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Tax Parcel 104-05-228 (3712 Meadowbrook Avenue)

LAND in Davidson County, Tennessee, being Lot No 481 on the Plan of Richland Realty Company's Division "C", of record in Book 421, Page31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lindsay Cashion, III and Julia Cashion, husband and wife, by warranty deed from Mark R. McCutcheon and wife, Karen Pruitt McCutcheon on October 28, 2004 of record as instrument number 20041 103-0132245, Register's Office for Davidson County, Tennessee,

No boundary survey of the within tract or parcel was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.

Tennessee Certification of Electronic Document

I, Jennifer Moraney, 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, Quitclaim Deed for 3712 Meadowbrook Ave, Nashville, TN 37205 executed and authenticated according to law on May 5th, 2025.

TINA REID
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 20, 2028

Affiant Signature

May 5, 2025
Date

State of Tennessee

County of Davidson

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

Tina Reid
Notary's Signature

My Commission Expires: May 20, 2028