Karen Johnson Davidson County
Batch# 1274016 DEEDQC
05/16/2025 08:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250516-0038587

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Paul A. Healy and Kathy-Anne Healy, Co-Trustees Healy Family Revocable Living Trust 2215 10th Avenue South Nashville, TN 37204	New Owner	10513025100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Paul A. Healy, Trustee, Paul A. Healy Revocable Trust Agreement dated July 25, 2000, as amended**, a fifty percent (50%) interest and **Kathy-Anne Healy, Trustee, Kathy-Anne Healy Revocable Trust Agreement dated July 25, 2000, as amended**, a fifty percent (50%) interest, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Paul A. Healy and Kathy-Anne Healy, Co-Trustees, Healy Family Revocable Living Trust Agreement dated May 15, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being, Lot No. 38 on the Plan of Duckworth's Addition to Nashville, of record in Plat Book 57, Page 83, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the west side of Pomeroy Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to **Paul A. Healy, Trustee, Paul A. Healy Revocable Trust Agreement dated July 25, 2000, as amended**, a fifty percent (50%) interest and unto **Kathy-Anne Healy, Trustee, Kathy-Anne Healy Revocable Trust Agreement dated July 25, 2000, as amended**, a fifty percent (50%) interest, by Quitclaim Deed dated January 6, 2020, from **Paul Healy and Kathy Healy, husband and wife**, recorded in Instrument No. 20200109-0003039, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2215 10th Ave., South, Nashville, TN 37204.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 15th day of May 2025.

Paul A. Healy, Trustee,
Paul A. Healy Revocable Trust
Agreement dated July 25, 2000

Kathy-Anne Healy, Trustee,
Kathy-Anne Healy Revocable Trust
Agreement dated July 25, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Paul A. Healy, Trustee, Paul A. Healy Revocable Trust Agreement dated July 25, 2000**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kathy-Anne Healy, Trustee, Kathy-Anne Healy Revocable Trust Agreement dated July 25, 2000**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 15th day of May 2025.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 15, 2025.

Affiant Signature

May 15, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of May 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

