WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280643 DEEDWARR
06/02/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,946.20
20250602-0043276

File #25-PA-4008-O

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret Quinn	**Primis Mortgage Company**	
(NAME)	(NAME)	
4008 Dakota Avenue	**5535 Currituck Drive, Ste. 120**	**091 16 0 351.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Wilmington, NC 28403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

NICOLE A. TYREE, TRUSTEE OF NICOLE A. TYREE REVOCABLE LIVING TRUST,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARGARET QUINN, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of the SUBDIVISION OF THE P. S. STUROP LANDS of record in Chancery Court Plan Book 2, Page 78 Register's Office for said County.

Said Lot No. 46 fronts 50 feet on the Northerly margin of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nicole A. Tyree Revocable Living Trust, by Warranty Deed from Nicole A. Tyree, unmarried, of record in Instrument No. 20250424-0031486, in the Register's Office of Davidson County, Tennessee, dated December 31, 2024 and recorded on April 24, 2025.

Being the same property conveyed to Nicole A. Tyree, by Warranty Deed from Paul Salveson, married, of record in Instrument No. 20011217-0139105, in the Register's Office of Davidson County, Tennessee, dated December 13, 2001 and recorded on December 17, 2001.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE P. S. STUROP LANDS, as recorded in Plat Book 2, Page(s) 78.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4008 Dakota Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th day of May, 2025.

Nicole A. Tyree Revocable Living Trust

By: Nicole Tyree, Trustee
Nicole A. Tyree, Trustee

STATE OF Tennessee
COUNTY OF Knox

On this 30th day of May, 2025, before me personally appeared Nicole A. Tyree, Trustee of Nicole A. Tyree Revocable Living Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2025.

Notary Signature Betty Krachey
My commission expires: 07/07/2027



True Copy Certification

I, **Pam Autry,** 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 this the 30 day of ~~June~~ May, 2025.

Affiant Signature
Date 6/2/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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