This Instrument Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Karen Johnson Davidson County
Batch# 1283510 DEEDQC
06/09/2025 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0045170

BRITTNEY GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

Subscribed and sworn to before me, this
21st day of May, 2025.

Notary Public

My Commission Expires: May 16, 2026

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Kathleen H. Dove 5207 Park Avenue Nashville, TN 37209	**NEW OWNER**	**091-15-0-1.08**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kathleen H. Dove**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Kathleen H. Dove, as Trustee for the Kathleen H. Dove Living Trust, Dated May 21, 2025,** hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being part of Block 7, on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made and more particularly described as follows:
>
> Beginning on the Southerly margin of Park Avenue (formerly First [1st] Avenue), at a point 157.5 feet Westerly from the Westerly margin of 52nd Avenue, North (formerly Eleventh [11th] Street); thence with the Southerly margin of Park Avenue, Westerly 525.5 feet; thence Southerly parallel with 52nd Avenue; North 162.5 feet to a point half (1/2) way to Elkins Avenue; thence, Easterly parallel with Park Avenue North, thence, Northerly 162.5 feet to the beginning.
>
> BEING the same property conveyed to Kathleen H. Dove and Timothy J. Dove as joint tenants with right of survivorship by Warranty Deed from Thomas S. Hutchinson, an unmarried man, dated May 24, 2017, and of record in Instrument No. 20170526-0052537, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: **5207 Park Avenue, Nashville, TN 37209**

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 hand this 21st day of May, 2025.

Kathleen H. Dove

KATHLEEN H. DOVE

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 **KATHLEEN H. DOVE**, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2025.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **May 21, 2025**.

Affiant Signature

6.5.2025
Date

STATE OF TENNESSEE

COUNTY OF WILSON

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

Notary's Signature

My Commission Expires: October 25, 2027

