Karen Johnson
Batch # 1283531
06/09/2025 01:52:10 PM
Fees: $13.00 Taxes: $1,095.20
Davidson County
DEEDQC
2 pgs
20250609-0045196

Prepared by/ return to:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, Tennessee 38119

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Alexandra O. Lynn, unmarried**, "Grantor", for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto her parents **Donald Bennett Lynn and wife Vanessa Ann Lynn "Grantee"**, all of her right, title and interest in and to that certain real estate located in the County of Davidson, State of Tennessee, which is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Northerly 124.5 feet of a Lot No. 50 of Block 5 Division "A" on Richland Realty Company's plan of lots. Said plan is of record in Book 161, page 151, Register's Office for said County, and shows said property divided into blocks, but does not show the block subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said block into lots, said part of Lot No. 50 fronts 50 feet on the Southerly side of Richland Avenue and turns back between parallel lines parallel with and 50 feet West of the Westerly margin of Bowling Avenue 124.5 feet to a dead line.

Being the same property conveyed to Donald Bennett Lynn and wife Vanessa Ann Lynn and Alexandra O. Lynn by deed of record under Instrument Number 20210315-0033761 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have executed this instrument as of and effective the 29 day of May, 2025.

Alexandra O. Lynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared **Alexandra O. Lynn**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office the 29th day of May, 2025.

PAULA GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Notary Public

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Shelby)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $296,000.00.

Affiant

SWORN TO AND SUBSCRIBED before me this the 2nd day of June, 2025.

Notary Public

My Commission Expires: 3/28/26

KRISTINA D. MACRE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

Property address:
3603 Richland Avenue
Nashville, Tennessee 37205

Map & Parcel: 104 09 0 136.00

Property owner and mail tax bills to:
Donald Bennett Lynn and wife Vanessa Ann Lynn
1207 Glenwood Avenue
Nichols Hills, Oklahoma 73116

This deed is prepared with information provided by the parties at the parties' request and without a title examination or survey. Preparer has provided no tax advice to either party. By the execution and acceptance of this deed, the parties hereto waive receipt of a title examination, a title opinion, a title insurance policy, a survey and tax advice; the parties do hereby release and hold harmless the preparer from any loss, cost damage, or expense resulting from this conveyance.