THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual consideration or value for this transfer, whichever is greater is $0.

Paul Finger Lynes
Grantor

Sworn to and subscribed by me, this 5th day of JUNE, 2025.

Notary Public
My commission expires: 3/9/2027

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson Davidson County
Batch # 1283579 DEEDQC
06/09/2025 02:47:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0045267

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Paul F. Lynes and wife		131 12 0 008.00
Christina P. Lynes, Trustees	Same	
1108 Lipscomb Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, PAUL FINGER LYNES and wife CHRISTINA P. LYNES (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto PAUL FINGER LYNES and CHRISTINA P. LYNES, TRUSTEES OF THE LYNES 2025 REVOCABLE COMMUNITY PROPERTY TRUST AGREEMENT DATED June, 5, 2025, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 5th day of June, 2025.

PAUL FINGER LYNES, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, PAUL FINGER LYNES, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5 day of June, 2025.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

CHRISTINA P. LYNES, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, CHRISTINA P. LYNES, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5 day of June, 2025.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

"Being Lot No. 16 on the Plan of Lea-Gran Estates, said County, as of record in Book 2083, Page 88, Register's Office for said County.

"Said Lot 16 fronts 145.9 feet on the northerly side of Lipscomb Drive and runs back 150.8 feet on the easterly line and 150.2 feet on the westerly line, to a dead line, measuring 121.5 feet thereon.

"Being the same property conveyed to Jack M. Lynes and wife, Bertha F. Lynes, by deed from Oscar H. Mason and wife, Dorothy E. Mason, of record in Book 2338, Page 443, Register's Office for Davidson County, Tennessee.

"The above property is conveyed subject to restrictive covenants of record in Book 2271, Page 241, and in Book 2277, Page 107, said Register's Office."

The above legal description is the same as that contained in the previous deed of record.

Being the same property conveyed to Paul Finger Lynes and wife, Christina P. Lynes by Jack M. Lynes and wife, Bertha F. Lynes, by deed dated January 13, 1984 of record in Book 6214, Page 280, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1108 Lipscomb Drive, Nashville, TN, 37204