THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
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Karen Johnson Davidson County
Batch # 1283579 DEEDQC
06/09/2025 02:47:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0045268

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.

J. David Dillon
Notary Public

My commission expires: 3/9/2027

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Paul F. Lynes and wife Christina P. Lynes, Trustees 1104 Lipscomb Drive Nashville, TN 37204	SAME	131 12 0 007.00

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

"Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Lea-Gran Estates, of record in Book 2083, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

"Being the same property conveyed to Greta K. Street (erroneously referred to as Gretta K. Street in deed of acquisition), by deed from Eleanor G. Cunningham, a Widow, of record in Book 5887, page 692, dated May 11, 1982, said Register's Office.

"This is Improved property, known as 1104 Lipscomb Drive Nashville, TN 37204.

"The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.."

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 Christina P. Lynes husband and wife by Greta K. Street, by deed dated April 1, 2021 of record at 20210407-0045775, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1104 Lipscomb Drive, Nashville, TN, 37204