Batch # 1285580 DEEDQC
06/18/2025 09 52.33 AM 2 pgs
Fees $12 00 Taxes $0 00
20250618-0047926

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

File #25-1099

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mathew Kearney and Andrea Kearney, husband and wife,** hereinafter called the **Grantor,** does hereby quitclaim unto **Daniel Goscombe, Successor Trustee of 2225 11th Avenue South Trust dated October 28, 2013,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davison County, Tennessee, being all of Lot No. 41, Section No. 2, Glendale Park, according to survey and plat of same appearing of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Goscombe, Successor Trustee of 2225 11th Avenue South Trust dated October 28, 2013 by Warranty Deed from Barbara Lynn Collins-Yudiskas, married of record in Instrument No. 20221212-0128718 Register's Office for Davidson County, Tennessee, dated December 09, 2022 and recorded on December 12, 2022.

Being the same property conveyed to Mathew Kearney and Andrea Kearney, husband and wife by deed Daniel Goscombe, Successor Trustee of 2225 11th Avenue South Trust dated October 28, 2013, of record in Instrument No. 20250421-0030374 Register's Office for Davidson County, Tennessee, dated April 21, 2025 and recorded on April 21, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely **Daniel Goscombe, Successor Trustee of 2225 11th Avenue South Trust dated October 28, 2013**

This is improved property, known as: 901 Audubon Road, Nashville, TN 37204

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Daniel Goscombe, **Successor Trustee** **601 Taylor Place Ste 106** **Nashville, TN 37208**	**New Owner**	**132-05-0-106.00**

WITNESS THE EXECUTION HEREOF this 27th day of May, 2025.

Mathew Kearney

Andrea Kearney

State of Tennessee
County of Davidson

On this 27th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mathew Kearney and Andrea Kearney, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 27th day of May, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON