THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

Karen Johnson Davidson County
Batch # 1296510 DEEDQC
07/11/2025 10:28:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250711-0054639

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 8 day of May, 2025.

Notary Public
My Commission Expires: 10/29/28

CHRISTINE MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Tyler Scott Larson	2706 Belmont Blvd	Owner	
2706 Belmont Blvd	Nashville, TN 37212		**117-04-0-200.00**
Nashville, TN 37212			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **I, Bethany Lanier Larson, a single woman** (Grantor), does hereby quitclaim, transfer and convey unto **Tyler Scott Larson, a single man,** (Grantee), their successors and assigns, all of their rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the North 45.7 feet of Lot No. 2 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 2 fronts 45.7 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines, 160 feet to an alley, together with an easement through, over and across the four feet of the adjoining property as set out in an agreement between W. W. Wilkerson and Mrs. Anna T. Hill as of record in Book 1283, Page 111, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L Keith Mullins and Caissa Douwes, husband and wife by Warranty Deed from David C. Dorris and Emily Dorris, husband and wife, of record in Instrument No. 20181207-0119425, Register's Office for Davidson County, Tennessee, dated December 03, 2018 and

recorded on December 07, 2018.

Being the same property conveyed to Caissa Douwes, a married woman by Quitclaim Deed from L. Keith Mullins and Caissa Douwes, husband and wife, of record in Instrument No. 20210318-0036190, Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 18, 2021.

Being the same property conveyed to L. Keith Mullins, Trustee of the Caissa Douwes 2020 GST-Exempt Family Trust by Quitclaim Deed from Caissa Douwes, a married woman, of record in Instrument No. 20210322-0037160, Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 22, 2021.

Being the same property conveyed to Tyler Scott Larson and Bethany Lanier Larson, husband and wife by Warranty Deed from L. Keith Mullins, Trustee of the Caissa Douwes 2020 GST-Exempt Family Trust, of record in Instrument No. 20210720-0097424, Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 20, 2021..

WITNESS my hand this the 8 day of May, 2025.

Bethany Larson

Bethany Lanier Larson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Bethany Lanier Larson, a single woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of May, 2025.

C M

NOTARY PUBLIC
My Commission Expires: 10/29/28

CHRISTINE MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY