Address New Owner.	Map-Parcel Numbers.	Send Tax Bills To:
The Curtis Tennessee Community Property Trust dated July 9, 2025 **142 Blackburn Drive** **Nashville, TN 37204**	**130 01 0 161.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Oliver B. Curtis, Jr. and wife, Cynthia R. Curtis** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Curtis Tennessee Community Property Trust dated July 9, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **142 Blackburn Drive, Nashville, TN 37204.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Karen Johnson
Batch # 1297643
07/15/2025 08 10 46 AM
Fees $17 00 Taxes $0 00

Davidson Count
DEEDQ
3 pgs

20250715-0055461

Subscribed and sworn to before me this 9th day of July, 2025

Notary Public
My Commission Expires 06/20/2027

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 9th day of July, 2025

Oliver B. Curtis, Jr

Oliver B. Curtis, Jr.

Cynthia R. Curtis

Cynthia R. Curtis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Oliver B. Curtis, Jr. and Cynthia R. Curtis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of July, 2025.

Notary Public

My Commission Expires

1/a/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 49 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County.

SAID Lot No. 49 fronts 60 feet on the westerly side of Blackburn Avenue and runs back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Oliver B. Curtis, Jr and wife, Cynthia R. Curtis, by deed of record in Book 5536, Page 544, in the Register's Office for Davidson County, Tennessee.