Address New Owner·	Map-Parcel Numbers.	Send Tax Bills To.
Robin H. Haley, Trustee **128 40th Ave. North** **Nashville, TN 37209**	**104 01 0 184.00**	**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, **Robin H. Haley** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Robin H. Haley, Trustee of the Robin H. Haley Revocable Trust dated July 24, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantor's 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 **128 40th Ave. North, Nashville, TN 37209**.

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

Karen Johnson
Batch # 1303153
07/29/2025 08 36 59 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250729-0059645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 24th day of July, 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination, and that neither Warner Jones 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 Grantor has executed this Quitclaim Deed this 24th day of July, 2025.

ROBIN H. HALEY

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 **Robin H. Haley**, 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 24th day of July, 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Being Lot No. 34 on the Plan of part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the easterly side of 40th Avenue North, and runs back between parallel lines, with the northerly margin of Nebraska, formerly Grand Avenue 160 feet to an alley.

This conveyance is subject to Easement of record in Book 3816, page 130 and all matters of record on plat in Plat Book 421, page 109, Register's Office for Davidson County.

BEING the same property conveyed to Robin H. Haley from Sarah S Timm and husband, Josh Timm, by warranty deed filed for record on April 26, 2004, Instrument Number 20040426-0046825, as of record in the Register's Office for Davidson County, Tennessee