Karen Johnson Davidson County
Batch# 1303253 DEEDQC
07/29/2025 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250729-0059757

Prepared by: Lauren S. Meadows, Attorney, BATSON NOLAN PLC, Townsend Court, Suite A, Clarksville, TN 37043, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

RONALD B. PLUNKETT ET UX

TO: QUITCLAIM DEED

RONALD B. PLUNKETT AND BRENDA F. PLUNKETT, CO-TRUSTEES
THE PLUNKETT FAMILY REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 25th day of July, 2025, by Grantors, **RONALD B. PLUNKETT and BRENDA F. PLUNKETT, husband and wife, individually,** to Grantees, **RONALD B. PLUNKETT AND BRENDA F. PLUNKETT, CO-TRUSTEES OF THE PLUNKETT FAMILY REVOCABLE TRUST, dated December 4, 2024**, Witnesseth:

The Grantors do hereby quitclaim and convey unto Grantees, all of the Grantors' right, title and interest in and to certain real property situated in Davidson County, Tennessee, to wit:

> Being Lot No. 5 and the east 25 feet on Lot No. 6 on Block 14 on the Map of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, Page 160 and 161, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of said Lot adjoin and front together 75 feet on the south side of Park Avenue and run bank between parallel lines 150 feet to alley.
>
> BEING the same property conveyed to Ronald B. Plunkett and Brenda F. Plunkett, by quitclaim deed from Grace Ann Properties, Inc., Trustee of The Park Avenue Land Trust, dated December 4, 2024, and recorded December 9, 2024, at 11:01 AM, appearing of record as Instrument No. 20241209-0095314, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

Ronald B. Plunkett
RONALD B. PLUNKETT, GRANTOR

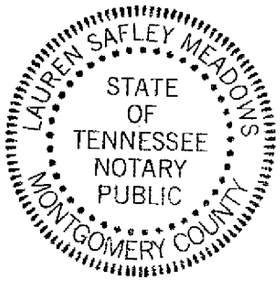
Brenda F. Plunkett
BRENDA F. PLUNKETT, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **RONALD B. PLUNKETT and BRENDA F. PLUNKETT,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25 day of July, 2025.

Affix Notary Seal



Lauren S Meadows
Notary Public

My Commission Expires: 05/13/2026.

Property Owners Name
And Mailing Address:

Ronald B. Plunkett and Brenda F. Plunkett, Co-Trustees
The Plunkett Family Revocable Trust

7130 Kingston Road
Fairview, Tennessee 37062

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNERS

PROPERTY ADDRESS: 3811 Park Avenue, Nashville, Tennessee 37209

MAP-PARCEL NO.: 092-13-0-119.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F) as a deed executed by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MATTHEW J. ELLIS, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 25, 2025 (date of document).

Affiant Signature

July 29 2025

Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 29th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

