Karen Johnson Davidson County
Batch# 1311397 DEEDQC
08/18/2025 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250818-0065776

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

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

AFFIANT

Subscribed and sworn to before me this 18 day of AUGUST, 2025.

NOTARY PUBLIC
My Commission Expires: 7/2/29

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Lynch Lavery, LLC
928 Boscobel Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
082-16-0-358.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Daniel A. Lavery, an unmarried man, and Michelle D. Lynch, an unmarried woman, do hereby quitclaim and convey all of their undivided right, title and interest in and to the hereinafter described property to Lynch Lavery, LLC, a Tennessee limited liability company, Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County Tennessee, being part of Lot No. 123 on the plan of Barrow's (erroneously shown as Barron's on prior deeds) Addition to Edgefield, of record in Plan Book 1, Page 13, Chancery Court, Nashville, and part of an unnumbered lot on the plan of Totten's Addition to Edgefield, as of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the Southerly margin of Boscobel Street, 130 feet West of the Westerly margin of South 10th Street; thence with the Southerly margin of Boscobel Street, Westwardly 50 feet; thence at right angles, Southwardly 175 feet to the Northerly margin of an alley; thence with said alley, Eastwardly 50 feet; thence Northwardly 175 feet to the beginning.

Being the same property conveyed to Daniel A. Lavery, an unmarried man, and Michelle D. Lynch, an unmarried woman, by Warranty Deed from Emily Burrows, a single person, of record in Instrument No. 20250702-0052400, Register's Office for Davidson County Tennessee.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Williamson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 15th day of August, 2025.

Daniel A. Lavery

Michelle D. Lynch

STATE OF New Jersey
COUNTY OF Mercer

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel A. Lavery and Michelle D. Lynch, with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who acknowledged that they executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 15th day of August, 2025.

Notary Public

My Commission Expires: March 23, 2030

SHAUNTAY TIFFANY WATKINS
NOTARY PUBLIC
STATE OF NEW JERSEY
COMMISSION # 50125265
MY COMMISSION EXPIRES MAR. 23, 2030

Certificate of Authenticity

I, Shannon R Richardson, do hereby make oath that I am a licensed attorney and/or 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

8-18-25.

Date

Shannon R Richardson

Affiant Signature

8-18-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of AUGUST, 2025.

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: 7/2/29

Date

Notary's Seal (if on paper)

202508180065776