Box 14
2025-345-SH

Karen Johnson Davidson County
Batch # 1316823 DEEDQC
09/02/2025 09 12 32 AM 2 pgs
Fees $12 00 Taxes $0 00
20250902-0069722

THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Madeline DeCuyper, Trustee 3710 Westbrook Avenue Nashville, TN 37204	New Owner	09112015500

QUITCLAIM DEED TO CONFIRM TESTAMENTARY DEVISE OF PROPERTY

For and in consideration of the sum of One ($1 00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **MADELINE DECUYPER, TRUSTEE OF THE F.A. DECUYPER LIVING TRUST U/A/D DECEMBER 16, 1996**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **MADELINE DECUYPER, TRUSTEE OF THE F.A. DECUYPER LIVING TRUST U/A/D DECEMBER 16, 1996**, hereinafter called the Grantee, her successors and assigns, all of Grantor's interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> LAND in Davidson County, Tennessee, being Lot Nos. 518 and 520 of Block 69 on the Map of Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to F A DeCuyper by deed from Howard Johnson Wayt, Jr. and Hampton Charles Wayt recorded as Instrument No. 20040614-0069666, said Register's Office. The said F.A DeCuyper died October 24, 2019 leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in Case No. 19P-666. Pursuant to said Will, the property was devised to Madeline DeCuyper, Trustee of the F.A. DeCuyper Living Trust U/A/D December 16, 1996.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The Grantor has executed and recorded this quitclaim deed in order to provide a record of the testamentary devise of the above described property upon the death of F A DeCuyper.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of August, 2025.

Madeline DeCuyper, Trustee of the F.A. DeCuyper
Living Trust U/A/D December 16, 1996

STATE OF TENNESSEE
COUNTY OF DFAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madeline DeCuyper, Trustee of the F.A DeCuyper Living Trust U/A/D December 16, 1996, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 2025.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires 11/19/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 27th day of August, 2025.

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 11/19/28

ALABAMA AVE QCD 1