Karen Johnson
Batch # 1316963
09/02/2025 12 23 24 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250902-0069962

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is. $10.00 J. Tyler Faulkner, AFFIANT J TYLER FAULKNER, AFFIANT Subscribed and sworn to before me, this 22 day of August 2025. Hannah Benson NOTARY PUBLIC My Commission Expires. NOV 8, 2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
J. TYLER FAULKNER and RACHEL L. FAULKNER, CO-TRUSTEES 707 Omandale Drive Nashville, TN 37204	New Owner	Map and Parcel No.. 132-11-0-074.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, J. Tyler Faulkner and Rachel Faulkner, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto, J Tyler Faulkner and Rachel L. Faulkner, Co-Trustees of the Faulkner Joint Revocable Trust, created September 20, 2016, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below

This is improved property known as 707 Omandale Drive, Nashville, Tennessee 37204, and more particularly described as follows.

Land in Davidson County, Tennessee, being Lot No 78 on the Plan of Southmeade of record in Plat Book 1835, Page(s) 118 and 119, in the Register's Office for Davidson County,

Tennessee, to which Plan reference is hereby made for a more complete description fo the property.

Being the same property conveyed to J. Tyler Faulkner and Rachel Faulkner, husband and wife, from Maurice M. Scruggs, II, unmarried, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20160212-0013814.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

This conveyance is subject to any and all existing easements and restrictions as shown of record

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the ___ day of _____ 2025

J. Tyler Faulkner, Grantor

J. Tyler Faulkner, Grantor

Rachel Faulkner, Grantor

Rachel Faulkner, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **J. Tyler Faulkner**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 22 day of August 2025.

Hannah Benson

Notary Public

My Commission Expires: Nov. 8, 2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Rachel Faulkner**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of August 2025.

Jessica Ann Clegg
Notary Public

My Commission Expires 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027