**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd Ste. 103**
**Nashville, TN 37215**

Karen Johnson
Batch # 1328630
10/01/2025 10:57:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs

20251001-0078095

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2025.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Edward A. Ryan, Jr. and Caroline Williams Ryan<br>5959 Sedberry Road<br>Nashville, TN 37205 | New Owner | 116 09 0 061.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Edward A. Ryan, Jr. and Caroline W. Smith, n/k/a Caroline Ryan, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Edward A. Ryan, Jr. and Caroline Williams Ryan, husband and wife,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of HILLWOOD ESTATES, SECTION 12 of record in Plat Book 2663, Page 109, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 200 feet on the Easterly side of Sedberry Road and extends back 257 feet on the Northerly line and 235 feet on the Southerly line to a dead line, measuring 142.5 feet thereon.

Being the same property conveyed to, Edward A. Ryan, Jr. and Caroline W. Smith, husband and wife, by Warranty Deed from Phillip D. Endom, Jr. and Stephanie Endom, husband and wife, of record in Instrument No. 20250825-0069752, in the Register's Office of Davidson County, Tennessee, recorded on August 29, 2025. Caroline Ryan, Caroline W. Smith, and Caroline Williams Ryan being one in the same.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August 2025.

Edward A. Ryan Jr.

Caroline Ryan

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 Edward A. Ryan, Jr. and Caroline Ryan the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of August 2025.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public
My Commission Expires: _____