Karen Johnson Davidson County
Batch# 1329754 DEEDQC
10/02/2025 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251002-0078766

Name and Address of New Owner:
421 Avoca, LLC
421 Avoca Street
Nashville, TN 37203

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25091163

Map and Parcel: 104 02 1G 006.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Norman Ryan Carney Revocable Living Trust dated March 6, 2025**, hereinafter called the GRANTORS have bargained and sold, and by these presents do transfer and convey unto **421 Avoca, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their successors and assigns, all of the interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 6, on the plan of Acropolis Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Acropolis Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070719-0086032, and amended in Instrument No. 20090701-0061359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Norman Ryan Carney, Trustee, or his successors in interest, of the Norman Ryan Carney Revocable Living Trust dated March 6, 2025, and any amendments thereto by Warranty Deed filed for record on June 2, 2025 in Instrument No. 20250602-0042992, of the Register's Office for Davidson County, Tennessee.

This is improved property known as: 421 Avoca Street, Nashville, TN 37203

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

WITNESS my hand this 22 day of September, 2025.

Norman Ryan Carney Revocable Living Trust
dated March 6, 2025

BY: _____
Norman Ryan Carney, Trustee

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Norman Ryan Carney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of Norman Ryan Carney Revocable Living Trust dated March 6, 2025 and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Trustee.

Witness my hand and seal this ~~19th~~ 22nd of September, 2025.

Amanda M. Weaver
Notary Public
My Commission Expires: 9-18-2027

AMANDA M WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES SEPTEMBER 18, 2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

_____
Affiant Signature

Subscribed and sworn to before me, this ~~19th~~ 22nd day of September, 2025.

Amanda M. Weaver
Notary Public
My Commission Expires: 09-18-2027

AMANDA M WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES SEPTEMBER 18, 2027

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 9/22/25 (date of document).

Affiant Signature

10/2/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of October, 2025.

BRIDGETTE N. SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029