Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1329931 DEEDQC
10/03/2025 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251003-0079019

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
G. Hilton Dean
4942 Tyne Valley Blvd.
Nashville, TN 37220

Send Tax Bills To:
New Owner

Map and Parcel No.
14605002500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **G. Hilton Dean and Gary H. Dean, Co-Trustees of the Sallie W. Dean 2017 Irrevocable Trust under agreement dated October 26, 2017**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **G. Hilton Dean,** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Treemont, as of record in Plat Book 6250, Pages 895-897, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to **G. Hilton Dean and Gary H. Dean, Co-Trustees of the Sallie W. Dean 2017 Irrevocable Trust under agreement dated October 26, 2017**, by Quitclaim Deed dated December 17, 2020, from **Sallie W. Dean**, recorded in Instrument No. 20201229-0154243, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4942 Tyne Valley Boulevard, Nashville, TN 37220.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 30th day of September 2025.

G. Hilton Dean

Gary H. Dean

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **G. Hilton Dean**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September 2025.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Gary H. Dean**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September 2025.

Notary Public

My Commission Expires:
7/23/2028

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 30th day of September 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 September 30, 2025.

Affiant Signature

September 30, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of September 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JULY 23, 2028