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# 1335453 DEEDQC
10/17/2025 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251017-0083009

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
G. Hilton Dean and Sallie W. Dean, Co-Trustees Dean Family Revocable Living Trust 4942 Tyne Valley Blvd. Nashville, TN 37220	New Owner	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**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **G. Hilton Dean and Sallie W. Dean, Co-Trustees, Dean Family Revocable Living Trust Agreement dated September 30, 2025,** ("Grantees"), all of his 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**, by Quitclaim Deed dated September 30, 2025, from **G. Hilton Dean and Gary H. Dean, Co-Trustees of the Sallie W. Dean 2017 Irrevocable Trust under agreement dated October 26, 2017**, recorded in Instrument No. **20251003-0079019**, 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 Grantor hereby affixes his signature on this the 17th day of October 2025.

G. Hilton 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 17th day of October 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 17th day of October 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 October 17, 2025.

Affiant Signature

October 17, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of October 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

