This Instrument Prepared by:
Clements & Eubanks, PC
2494 N Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson
Batch # 1336220
10/21/2025 09 37 10 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251021-0083629

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 16th day of October, 2025.

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires. 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Lauren Rae Finney, Trustee of the LRF Trust, dated October 16, 2025, and any amendments thereto 5306 Tennessee Avenue Nashville, TN 37209	Lauren Rae Finney, Trustee of the LRF Trust, dated October 16, 2025, and any amendments thereto. 5306 Tennessee Avenue Nashville, TN 37209	091 07 0 084.00

FOR NO MONETARY CONSIDERATION, I, **Lauren R. Finney, a single woman,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Lauren Rae Finney, Trustee of the LRF Trust, dated October 16, 2025, and any amendments thereto**, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1211 and the westerly 15 feet of Lot No. 1209 of Block 10 on the Plan of Plan No 2 of West Nashville of record in Book 57, Page 172, in

the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 1211 and part of Lot No 1209 front together 40 feet on the northerly side of Tennessee Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to **Lauren R. Finney, a single woman**, by **Lee Ficken and Meredith Ficken, husband and wife,** by Warranty Deed of record in Instrument No. 20250722-0057765, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING.

a The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b This property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 57, Page 172, Register's Office for Davidson, Tennessee.
c. All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property more commonly known as 5306 Tennessee Avenue, Nashville, TN 37209

Witness by my hand this 16th day of October, 2025

Lauren R. Finney

Lauren R. Finney

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 16th day of October, 2025, personally appeared before me, Lauren R. Finney, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed

Witness by my hand and official seal



Bryson Eubanks

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires. 10/28/2028