| Address New Owner. | Map-Parcel Numbers | Send Tax Bills To. |
|---|---|---|
| **The Thienel Family Trust dated November 6, 2025 1722 Rosewood Avenue Nashville, TN 37212** | **117 04 0 093.00** | **Same** |

Karen Johnson Davidson County
Batch # 1343107 DEEDQC
11/10/2025 08 17 28 AM 3 pgs
Fees $17 00 Taxes $0 00
20251110-0089129

This instrument prepared by: Carter Shelton Jones, I
2021 Richard Jones Road, Suite 240, Nashville, TN 3

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Mark G. Thienel and wife, Danielle E. Q. Thienel** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **The Thienel Family Trust dated November 6, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **1722 Rosewood Avenue, Nashville, TN 37212.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 6th day of November, 2025

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 6th day of November, 2025

**Mark G. Thienel**

**Danielle E. Q. Thienel**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark G. Thienel and Danielle E. Q. Thienel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 6th day of November, 2025.

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

## EXHIBIT A

**(Legal Description of the Property)**

BEING Lot No. 270 on the Map of Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 270 fronts 100.0 feet on the northerly side of Rosewood Avenue and runs back between parallel lines, along the easterly line of Hawthorne Place, 170.0 feet to an alley.

BEING the same property conveyed to Mark G Thienel and wife, Danielle E Q Thienel, by deed of record as Instrument Number 20001027-0106476, in the Register's Office for Davidson County, Tennessee

This conveyance all matters of public record, including, but not limited to, matters, if any, shown on the plan of Belmont Land Company's Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee