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 0 142.00**	**Same**

Karen Johnson
Batch # 1343107
11/10/2025 08 17 28 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251110-0089130

This instrument prepared by: Carter Shelton Jon
2021 Richard Jones Road, Suite 240, Nashville, T

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 Danielle E. Thienel, husband and wife** (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 **2700 Hawthorne Place, 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
STATE OF TENNESSEE
NOTARY PUBLIC
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. 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. 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)

Land in Davidson County, Tennessee, being Lot No. 1, Block E, on the Plan of Belmont Terrace Annex No. 3 of record in Book 1130, page 24, said Register's Office.

Said Lot No. 1, which is a corner lot, fronts 140.6 feet on the southerly margin of Rosewood Avenue and fronts 44.6 feet on the easterly margin of Hawthorne Place, said frontages being joined by a curve having a length of 30.4 feet, and extends back 160.00 feet on the southerly line and 64.0 feet on the easterly line along the westerly margin of a 15-foot alley to a point of intersection.

BEING the same property conveyed to Mark G. Thienel and Danielle E. Thienel, husband and wife, by deed of record as Instrument Number 20170703-0066876, in the Register's Office for Davidson County, Tennessee.

This conveyance all matters of public record, including, but not limited to, all matters appearing on the Plan of record as Book 1130, Page 24, Register's Office for Davidson County, Tennessee