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

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1347099 DEEDQC
11/17/2025 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251117-0091517

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
4102 Utah Avenue, LLC
7044 Nolen Park Circle
Nolensville, TN 37135

Send Tax Bills To:
New Owner

Map and Parcel No.
10304034200

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, **Stephen M. Downey, as Trustee of the Stephen M. Downey Family Trust under Trust Agreement dated March 13, 2015**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **4102 Utah Avenue, LLC**, ("Grantee"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

The westerly 75 feet of Lot No. 98 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office of Davidson County, Tennessee.

Said westerly 75 feet of Lot 98 fronts 75 feet on the North side of Utah Avenue, formerly 7th Street or Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to **Stephen M. Downey, as Trustee of the Stephen M. Downey Family Trust under Trust Agreement dated March 13, 2015**, by Quit Claim Deed dated March 13, 2015, from **Stephen M. Downey, the widower of Kathryn L. Hearne**, recorded in Instrument No. 20150323-0024801 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4102 Utah Avenue, Nashville, TN 37209.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes its signature on this the 13th day of November 2025.

Stephen M. Downey, as Trustee
of the Stephen M. Downey Family Trust
under Trust Agreement dated
March 13, 2015

STATE OF FLORIDA
COUNTY OF Leon

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Stephen M. Downey, as Trustee of the Stephen M. Downey Family Trust under Trust Agreement dated March 13, 2015**, 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 13th day of November 2025.

Brittany Briggs
Notary Public

My Commission Expires:
August 06, 2028

Notary Public State of Florida
Brittany Briggs
My Commission HH 578982
Expires 8/6/2028

STATE OF FLORIDA
COUNTY OF Leon

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

Affiant

Sworn to and subscribed to before me, this the 13th day of November 2025.

Brittany Briggs
Notary Public

My Commission Expires:
August 06, 2028

Notary Public State of Florida
Brittany Briggs
My Commission HH 578982
Expires 8/6/2028

Certificate of Authenticity

I, Aaron B. Morales, 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 November 13, 2025.

Affiant Signature

November 17, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of November 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