AFTER RECORDING RETURN TO:
Jeffrey Wayne Sullivan
Ashley Sanders Sullivan
920 Lynnwood Blvd
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1358142 DEEDQC
12/15/2025 01:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251215-0099565

This document prepared by:
EncorEstate Plans
23505 E Appleway
Suite 200 #552
Liberty Lake, WA 99019

Parcel ID No.: 130-11-0-058.00

# QUITCLAIM DEED

***Exemption: 67-4-409(a)(1)(C)(vi): Going into a revocable living trust.

THIS DEED made and entered into on this 10th day of December, 2025, by and between **Jeffrey Wayne Sullivan and wife, Ashley Sanders Sullivan**, a mailing address of 920 Lynnwood Blvd, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **Jeffrey Wayne Sullivan and Ashley Sanders Sullivan, as Trustees of the Sullivan Family Trust** a mailing address of 920 Lynnwood Blvd, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim all right, title and interest in the property to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

**See attached Exhibit A.**

Commonly known as: 920 Lynnwood Blvd, Nashville, TN 37205

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

**Jeffrey Wayne Sullivan**

**Ashley Sanders Sullivan**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jeffrey Wayne Sullivan and Ashley Sanders Sullivan, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 10th day of December, 2025.

Notary Public
My Commission expires: My Commission Expires: March 3, 2026

LAURA MCALISTER ZABASKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

# EXHIBIT A – LEGAL DESCRIPTION

BEING A TRACT OF LAND IN THE 7TH, FORMERLY 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 OF BLOCK "A" ON THE UNRECORDED SUBDIVISION OF TYNE MEADE, SECTION NO. 2, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF LYNWOOD BOULEVARD AT A POINT 300 FEET SOUTH OF THE SOUTHERLY MARGIN OF FORSYTHE PLACE, SAID POINT BEING THE CORNER OF LOTS NOS. 27 AND 28; THENCE WITH SAID BOULEVARD SOUTHWARDLY 100 FEET TO THE CORNER OF LOTS NOS. 28 AND 29; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 250 FEET; THENCE AT RIGHT ANGLES NORTHWARDLY 100 FEET TO THE CORNER OF LOTS NOS. 27 AND 28; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 250 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RENNY J. SHERMAN AND SPOUSE, LINDA F. SHERMAN BY DEED FROM LARRY PAXTON AND SPOUSE, KRISTIN WILKINSON PAXTON OF RECORD IN BOOK 10395, PAGE 238, SAID REGISTER'S OFFICE.

MAP: 130.11; PARCEL: 058.00

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

## Certificate of Authenticity

I, **Mike Bennett**, do hereby make an 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.

Name: **Mike Bennett**
Title: **Estate Planner**
Date **10/1/2025**

STATE OF California
COUNTY OF **Placer**

Sworn to and subscribed before me on **10/1/2025.**
Notary Public: **C. Michele Holmes**

C. MICHELE HOLMES

C. MICHELE HOLMES
COMM. # 2416895
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
MY COMM. EXP. SEP. 19, 2026