Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ellen Shea Donlon and Patrick Joseph Donlon, Co-Trustees 6116 Elizabethan Drive Nashville, TN 37205	**117 04 0 223.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

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, **Patrick Joseph Donlon and wife, Ellen Shea Donlon, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Ellen Shea Donlon and Patrick Joseph Donlon, Co-Trustees of the Donlon Family Revocable Trust dated December 18, 2025** (the "Grantees"), Grantees' 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 **2800 Hawthorne Place, Nashville, TN 37212**.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 18th day of December, 2025.

Notary Public
My Commission Expires 06/20/2027

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1361025 DEEDQ(
12/23/2025 08:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20251223-0101770

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones 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.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 18th day of December, 2025.

PATRICK JOSEPH DONLON

ELLEN SHEA DONLON

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 **Patrick Joseph Donlon and Ellen Shea Donlon**, 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 18th day of December, 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Being Lot No. 1, Block "D", Belmont Terrace Annex No. 3, of record in Book 1130, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 is described as follows: Beginning at a point in the easterly margin of Hawthorne Place, being the common corners of Lots Nos. 1 and 2; thence northerly 45.5 feet along the easterly margin of Hawthorne Place, to the beginning of a curve; thence 30.9 feet around said curve to a point in the southerly margin of Wildwood Avenue; thence easterly along the margin of said Avenue, 140.5 feet to the westerly margin of a 15 foot alley; thence southerly along the margin of said alley, 65 feet to a point; being the common rear corners of Lots Nos. 1 and 2; thence westerly along the line between said lots, 160 feet to the point of beginning.

This conveyance is subject to any and all existing restrictions, easements, encumbrances and covenants of record.

BEING the same property conveyed to Patrick Joseph Donlon and wife, Ellen Shea Donlon (as tenants by the entirety) from Patrick Joseph Donlon, William Edward Donlon, Timothy Mark Donlon, and Ruth Donlon Bowles by quitclaim deed filed for record on December 29, 2021, Instrument Number 20211229-0171445, as of record in the Register's Office for Davidson County, Tennessee.