QUITCLAIM DEED

Karen Johnson
Batch # 1373329
01/29/2026 12:38:56 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260129-0006328

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Harrington Tolman and Kathleen Louise Tolman, Co-Trustees of the Tolman Family Revocable Trust	New Owner	085-05-0-004.00
(NAME)	(NAME)	
6872 Walnut Hills Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Stephen H. Tolman** and **Kathleen L. Tolman, husband and wife. ("Grantors")**, do hereby release, quit claim and convey unto **Stephen Harrington Tolman and Kathleen Louise Tolman, Co-Trustees of the Tolman Family Revocable Trust U/A dated January 13, 2026, ("Grantee")**, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Lincoya Hills, Section Seven of record in Plat Book 2331, Page 119, [SIC] (incorrectly noted as page 199 in the previous Warranty Deed) in the Register's Office for Davidson County. Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen L. Tolman and Stephen H. Tolman, husband and wife by deed from Jeffery Dooley, an unmarried man of record in Instrument No. 20191230-0134582 Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on December 30, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2540, Page 55, in the Register's Office for Davidson County, Tennessee.

Improved property known as 2946 Windemere Cir., Nashville, TN 37214.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS OUR HANDS this 13 day of January, 2026.

Stephen Harrington Tolman

Kathleen Louise Tolman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13 day of January, 2026, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen Harrington Tolman** and **Kathleen Louise Tolman**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Commission expires: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON