Karen Johnson Davidson County
Batch# 1380766 DEEDQC
02/13/2026 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260213-0011785

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JAKE STONER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXPIRES

File #26-DW-6315-REFI

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John R. Minihan and Emily S. Minihan, Trustees	**Same as New Owner**	
(NAME)	(NAME)	**115 11 0 056.00**
6315 Brownlee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN MINIHAN AND EMILY SUE MINIHAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **JOHN R. MINIHAN AND EMILY S. MINIHAN, TRUSTEES UNDER THE MINIHAN FAMILY REVOCABLE TRUST DATED MAY 2, 2024** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of SECTION ONE, WEST MEADE ESTATES, of record in Book 2663, Page 110, Register's Office for said county, to which Plan reference is made for a more complete description.

Being the same property conveyed to John Minihan and Emily Sue Minihan, husband and wife, by Warranty Deed from Nicholas Henry Reasoner, Trustee of Nicholas Reasoner Trust Dated March 30, 2022, of record in Instrument No. 20230928-0076319, in the Register's Office of Davidson County, Tennessee, dated September 27, 2023, and recorded on September 28, 2023.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 6315 Brownlee Drive, Nashville, TN 37205.

Witness my/our hand(s) this the 6 day of February, 2026.

John Minihan

Emily Sue Minihan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of February, 2026, before me personally appeared John Minihan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of February, 2026.

Notary Signature
My commission expires:

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of February, 2026, before me personally appeared Emily Sue Minihan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of February, 2026.

Notary Signature
My commission expires:

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2029

RETURN TO:
John R. Minihan and Emily S. Minihan, Trustees
6315 Brownlee Drive
Nashville, TN 37205

True Copy Certification

I, **Denise Woods,** 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 this the 6 day of February, 2026.

Denise Woods
Affiant Signature
Date 2-6-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

