Karen Johnson Davidson County
Batch# 1380873 DEEDQC
02/13/2026 03:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260213-0011959

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Maureen Anne Timoney	SAME	105 13 0 082.00
1511 Linden Avenue		
Nashville, TN 37212		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **MAUREEN ANNE TIMONEY (FORMERLY KNOWN AS MAUREEN T. JOYCE AND MAUREEN TIMONEY JOYCE)**, do hereby convey to **MAUREEN ANNE TIMONEY**, all of my right, title and interest in the following described tracts or parcels of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 58 on the Plan of Belmont Land Company's Subdivision called Belmont Heights of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property that is the subject of the Quitclaim Deed from Cortland Durling to Maureen T. Joyce, dated December 17, 2010, of record in Instrument No. 20101221-0101435, in the Register's Office for Davidson County, Tennessee, which Quitclaim Deed was executed pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee, in the case of *Maureen T. Joyce v. Cortland D. Joyce*, Docket Number 10D-2321.

Maureen T. Joyce, Maureen Timoney Joyce, and Maureen Anne Timoney are one and the same person. By Order of the Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County, Part IV, in the cause of *In Re: Name Change: Maureen Timoney Joyce* (File No. 25-0385-IV), the Court granted Maureen Timoney Joyce's request to change her

name to Maureen Anne Timoney. As a result, Maureen T. Joyce is now known as Maureen Anne Timoney. A copy of said Order is attached as ***Exhibit A*** to this Quitclaim Deed.

This is improved property known as 1511 Linden Avenue, Nashville, Tennessee 37212.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 9th day of February, 2026.

MAUREEN ANNE TIMONEY (FORMERLY KNOWN AS MAUREEN T. JOYCE AND MAUREEN TIMONEY JOYCE)

==========

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAUREEN ANNE TIMONEY (FORMERLY KNOWN AS MAUREEN T. JOYCE AND MAUREEN TIMONEY JOYCE)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 9th day of February, 2026.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

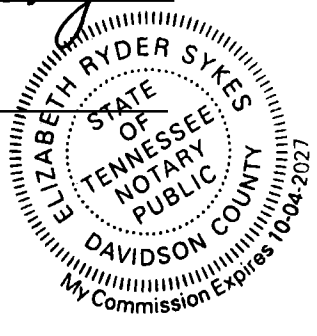
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
9th day of February, 2026.

Notary Public

My commission expires: _____



IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY, PART IV

FILED
2015 APR 23 AM 10:33

IN RE: NAME CHANGE:

Maureen Timoney Joyce

Petitioner

FILE NO. 25-0385-IV
UNDER SEAL

ORDER

It appears to the Court as evidenced by the verified petition, sworn testimony, and exhibits in this matter, filed in accordance with Tenn. Code Ann. § 29-8-101 and Davidson County Local Rule of Practice§ 39.05(a), that the Petitioner wishes to change her name from

Maureen Timoney Joyce

to

Maureen Anne Timoney

and that it further appearing that the change is not made for any fraudulent purpose or for any illegal or improper purpose whatsoever and prohibited by Tenn. Code Ann. § 29-8-101(b),

IT IS, THEREFORE ORDERED, ADJUDGED and DECREED that the full and complete name of the above named person shall be:

Maureen Anne Timoney

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 23rd DAY OF April 2015
MARIA M. SALAS, CLERK & MASTER
BY: Lynelle M Johnson
DEPUTY

CHANCELLOR RUSSELL T. PERKINS

- by video -
Petitioner's Signature of Approval

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 February 9, 2026.

February 13, 2026
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of February, 2026.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026