Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: John T. Halpin
Address: 7337 Cavalier Ct.
Nashville
State: TN Zip Code: 37221

Map and Parcel ID #: 142 07 0 017.00

Karen Johnson Davidson County
Batch# 1394246 DEEDQC
03/18/2026 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260318-0021636

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a John T. Halpin (aka John Thomas Halpin), a single man, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to John T. Halpin, Trustee of the John T. Halpin Revocable Living Trust dated March 16, 2026, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cross Timbers Subdivision, Section II, as of record in Book 3700, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John T. Halpin by deed from Larry D. Garris of record in Book 5114, page 459, Register's Office for Davidson County, Tennessee, dated February 1, 1977. And being the same property conveyed to The John Thomas Halpin Revocable Living Trust, John Thomas Halpin, Trustee by Quitclaim Deed from John Thomas Halpin of record in Instrument 200008210082463, Register's Office for Davidson County, Tennessee, dated August 9, 2000. And being the same property conveyed to John Thomas Halpin, individually by Quitclaim Deed from John Thomas Halpin, as Trustee of the John Thomas Halpin Revocable Living Trust Agreement dated June 12, 2000 and Individually of record in Instrument 200704240048928, Register's Office for Davidson County, Tennessee, dated April 24, 2007. And further, being the same property conveyed to John Thomas Halpin, as Trustee of the John Thomas Halpin Revocable Living Trust by Quitclaim Deed from John Thomas Halpin, Individually of record in Instrument 200705090055816, Register's Office for Davidson County, Tennessee, dated April 30, 2007.

This is improved property known as: 7337 Cavalier Court, Nashville, TN 37221.

Being same property conveyed in Instrument 20110531-0041280

John T. Halpin
Grantor's Signature

JOHN T. HALPIN
Grantor's Name

STATE OF Tennessee

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John T. Halpin whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of March, 2026.

Katherine Stauffer
Notary Public

My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

John T. Halpin
Affiant

STATE OF Tennessee

COUNTY OF Davidson)

Subscribed and sworn to before me this 16th day of March, 2026

Katherine Stauffer
Notary Public
My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 3/16/24 (date of document).

Affiant Signature

3/16/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

