Karen Johnson Davidson County
Batch# 1399890 DEEDQC
03/31/2026 12:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260331-0025558

THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner:
Christopher M. Cahill
6712 Currywood Drive, Nashville, TN 37205
Nashville, TN 37205

Send Tax Bills To:
Christopher M. Cahill
6712 Currywood Drive, Nashville, TN 37205
Nashville, TN 37205

Tax Map Parcel Number: 11506005000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Christopher M. Cahill, Trustee of the Cahill Irrevocable Trust, dated October 7, 2021, hereinafter called the GRANTOR, hereby forever quitclaims, releases, relinquishes and conveys unto Christopher M. Cahill, hereinafter called the GRANTEE, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of West Meade Hills Section Two, of record in Book 2900, page 98, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Lora D. Thomas by Warranty Deed from Steinmetz, Inc., and Mark Insana dated August 7, 2015 and recorded on August 10, 2015, of record in Inst. No. 20150810-0079767, Register's Office for Davidson County, Tennessee.
>
> This being the same property conveyed to Christopher M. Cahill, Trustee of the Cahill Irrevocable Trust, dated October 7, 2021, by Warranty Deed from Lora D. Thomas, unmarried, of record in Instrument No. 20211021-0141609, dated October 20, 2021 and recorded on October 21, 2021 in the Register's Office for Davidson County, Tennessee.
>
> Description reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 2900, page 98, said Register's Office, which Plan shows a 40 foot minimum building setback line from Currywood Drive, a 10 foot easement for public utility purposes along the rear line of said lot, a 2.5 by 30 foot utility anchor easement located on the northwesterly front corner of said lot, an overhand along the front line of said lot and a 10 foot drainage easement along the westerly side line of said lot.

This is improved property known as: 6712 Currywood Drive, Nashville, TN 37205.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 18 day of MARCH, 2026.

GRANTOR:

Christopher M. Cahill, Trustee of the
Cahill Irrevocable Trust dated October 7, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Christopher M. Cahill as Trustee of the Cahill Revocable Trust dated October 7, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 18 day of March, 2026.

Kodi Steven Chandler NOTARY PUBLIC
My Commission Expires: 10/20/29



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Mikayla Morgan
Affiant

Subscribed and sworn before me, this 31 day of March, 2026

Melinda R Spink
Notary

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Tennessee Certification of Electronic Document

I, Mikayla Morgan, 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 March 24 2026 (date of document).

Mikayla Morgan, Affiant

March 27 2026
Date

State of TEXAS

County of TARRANT

Sworn to and subscribed before me this 27 day of March, 2026.

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2027

NOTARY'S SEAL