Karen Johnson Davidson County
Batch# 1405235 DEEDQC
04/14/2026 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260414-0030470

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South – Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2026.

Notary Public

My commission expires: 3-6-29

KAREN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 6, 2029

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
714 Lynnbrook Trust 714 Lynnbrook Road Nashville, Tennessee 37215	SAME	Map 117-5 Parcel 165

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, **CATHY P. SHULL** ("Grantor") hereby remises, releases and forever quitclaims unto **HARRISION J. SHULL, JR. and CATHY P. SHULL, TRUSTEES OF THE 714 LYNNBROOK TRUST** ("Grantees"), their successors and assigns, all right, title and interest of Grantor in and to a certain tract of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

HARRISON J. SHULL, JR., who is Grantor's husband, hereby joins in this instrument to quitclaim – and does hereby remise release and forever quitclaim – to Grantees, their successors and assigns, any right, title and interest he may have in and to the Property by virtue of his marriage to Grantor.

IN WITNESS WHEREOF, this Quitclaim Deed is signed and delivered on the 1st day of April, 2026.

Cathy P. Shull

CATHY P. SHULL

HARRISON J. SHULL, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHY P. SHULL and HARRISON J. SHULL, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 1st day of April, 2026.

Karen Howard

Notary Public

My Commission Expires: 3-6-29

KAREN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 6, 2029

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Henry Sperry Subdivision, as of record in Book 974, Page 21, Register's Office for Davidson County, Tennessee, and Lot No. 1 on the Plan of the Resubdivision of the southerly part of Lot No. 4, Plan of Colonial Estates, as of record in Book 5210, Page 196, said Register's Office, described as follows:

Said Lot No. 45 fronts 226.33 feet on the northerly margin of Sperry Avenue and runs back 65.5 feet on the westerly line with the easterly margin of Lynnbrook (formerly Jordan, formerly Stokes) Avenue and 99.2 feet on the easterly line with the westerly line of Lot No. 46 to a dead line (the southerly line of said Lot No. 1) on which it measures 233.0 feet.

Said Lot No. 1 adjoins said Lot No. 45 on the north and fronts 155.0 feet on the easterly margin of Lynnbrook (formerly Jordan, formerly Stokes) Avenue and runs back 233.0 feet on the southerly line with the northerly line of Lot No. 45, and 236.82 feet on the northerly line to a dead line on the east on which it measures 155.35 feet.

Being the same property conveyed to Cathy P. Shull by deed from Jack W. Robinson, Sr., Trustee, of record as Instrument 20080522-0052682, Register's Office for Davidson County, Tennessee.

This is improved property known as 714 Lynnbrook Avenue, Nashville, Tennessee 37215.

True Copy Certification

I, Jack Robinson, Jr., Esq., 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 April 1, 2026.

Affiant Signature

Date: April 14, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2026.

Notary's Signature

My Commission Expires: 11-5-2029

Notary's Seal

