This instrument prepared by:
First American Title Insurance Company
4795 Regent Blvd.
Irving, Texas 75063
(866)264-7799

File No.: **1290779LV**

Karen Johnson Davidson County
Batch# 1409090 DEEDQC
04/21/2026 12:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260421-0032777

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 4/7/2026, by and between **ALAN C. MCNULTY, MARRIED, WHO ACQUIRED TITLE AS SINGLE,** party of the first part, and **ALAN C. MCNULTY AND CELINA MCNULTY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of Nashville, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by WARRANTY DEED Deed of record in: Book 1051808, Page No. 2 pgs or Instrument No.: 20230919-0073682 in said Registor's office.

The property is improved with an address of: **719 Harding Place, Nashville, Tennessee 37211**

X The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

ALAN C. MCNULTY

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Brittney Pope (name of notary public), Alan McNulty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this April 7, 2026.

Notary Public

My Commission Expires: 6/16/2029

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$0.00 Exempt per T.C.A. 67-4-409(a)(3)(A)(i);** .

Affiant

Subscribed and sworn to before me this the April 7, 2026

Notary Public

My Commission Expires: 6/16/2029

BRITTNEY POPE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
146 04 0 032.00

NAME AND ADDRESS OF A PROPERTY OWNER:
ALAN C. MCNULTY
719 Harding Place
Nashville, TN 37211

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
ALAN C. MCNULTY
719 Harding Place
Nashville, TN 37211

EXHIBIT 'A'

Being Lot No. 706, on the Plan of Caldwell Hall, Section X, of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 706 fronts 96.8 feet on the southerly side of Hardling Road and extends back 160 feet on the easterly line and 190.24 feet on the westerly line, to a dead line in the rear on which measures 92.82 feet.

Included in the above description, but expressly excluded from conveyance is the portion of property that was conveyed to the State of Tennessee in Book 11419, Page 455, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, KaOjah Price, 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 4/7/26 (date of document).

KaOjah Price
Affiant Signature

4/9/26
Date

State of Texas

County of Dallas

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

BRANDY HARRINGTON
Notary Public, State of Texas
Comm. Expires 04-02-2029
Notary ID 130912967

Notary's Signature

MY COMMISSION EXPIRES: 4/2/2029

NOTARY'S SEAL