THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch # 1421180 DEEDQC
05/15/2026 02:42:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260515-0043990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2026.

Notary Public

My commission expires: May-8-2029

HANA HARZANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Sullivan Family Trust	**New Owner(s)**	**09611001400**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tobias L. Sullivan, unmarried man** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Sullivan Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 531, Cloverhill, Section No. VIII, of record in Plat Book 2331, Pages 10 & 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Tobias L Sullivan, an unmarried man, by Warranty Deed from Isaac Chuck Williamson Jr and Jamie Marie Williamson, husband and wife, dated August 31, 2017, of record in Instrument No. 20170907-0091873, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 3140 Crosswood Dr., Nashville TN 37214.

WITNESS our hands this 11th day of April, 2026.

TOBIAS L. SULLIVAN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **TOBIAS L. SULLIVAN**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2026.

Notary Public

My Commission Expires: May-8-2029

HANA HARZANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON