Karen Johnson
Batch # 1436623
06/22/2026 02:45:52 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260622-0056102

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF Kansas COUNTY OF Johnson The actual consideration for this transfer is: $10.00 DANIEL LYNCH, AFFIANT Subscribed and sworn to before me, this 9 day of June 2026. NOTARY PUBLIC My Commission Expires: 8-16-27 BIANCA NICOLE JONES Notary Public - State of Kansas My Appointment Expires 8-16-27

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DAVID E. HELLER, TRUSTEE Attn: Ath. Finn, 159 Crocker Park Blvd. Westlake, OH 44145	New Owner	Map and Parcel No.: 117 14 0E 001.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Daniel Lynch and Millie Lynch, husband and wife**, ("Grantor") do hereby quitclaim, transfer and convey unto **David E. Heller, Trustee of the Cross Creek Trust, created** June 9th, **2026**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3908 Cross Creek Road, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Cross Creek Road Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20180905-0087876, as amended by First Amendment of record in Instrument No. 20180912-0090640, Register's Office for Davidson County,

Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Daniel Lynch and Millie Lynch, husband and wife, from Joseph C. Davis, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state in Instrument No. 20230123-0004998.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9 day of June 2026.

Daniel Lynch, Grantor

Millie Lynch, Grantor

STATE OF Kansas)

COUNTY OF Johnson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Daniel Lynch**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of June 2026.

Notary Public

My Commission Expires: 8-16-27

BIANCA NICOLE JONES
Notary Public - State of Kansas
My Appointment Expires 8-16-27

STATE OF Kansas)

COUNTY OF Johnson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Millie Lynch**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of June 2026.

Notary Public

My Commission Expires: 8-16-27

BIANCA NICOLE JONES
Notary Public - State of Kansas
My Appointment Expires 8-16-27