THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
107A Public Square, Suite 130
Lebanon, Tennessee 37087
615.358.9380

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
SUE LINEHAN REVOCABLE LIVING TRUST
408 DENNYWOOD DR
NASHVILLE, TN 37214

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Number:
SUE LINEHAN Revocable Living Trust 408 DENNYWOOD DR NASHVILLE, TN 37214	Same as Grantee	084 11 0 012.00

This Quitclaim Deed (the "Deed") is made effective this 28 day of August, 2026 (the "Effective Date") between **SUE E. LINEHAN** (the "Grantor" and "Surviving Spouse") and **the SUE LINEHAN Revocable Living Trust dated August 28, 2026** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot no. 79 on the Plan of Maplecrest of record in book 1035. Pages 27 and 20, Register's Office for Davidson County, Tennessee, to wien Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to A. D. Hewlett by deed from H. h. Richardson of record in book 2490. page 235 and re-recorded in Book 2640, page 495, Register's Office for Davidson County, Tennessee.

Frances H. Hewlett. wife.of A. L. Hewlett. joins in this conveyance convey any and all interests she may; have, especially any marital Interests

Being the same property conveyed to RONALD LINEHAN and wife, SUE LINEHAN, by Warranty Deed, in Record Book **Instrument No. 00005509, at Page 0000744**, Register's Office for Davidson County, Tennessee. RONALD LINEHAN having predeceased the Grantor herein, title vested in the Grantor by right of survivorship as surviving tenant by the entirety

This conveyance is subject to any and all existing taxes, easements, restrictions, covenants and other matters as shown of record.

This is property known as **408 DENNYWOOD DR, NASHVILLE, TN 37214**, and is an improved property.

Karen Johnson Davidson County
Batch# 1467561 DEEDQC
09/02/2026 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260902-0081501

Witness my hand this 28 day of August, 2026.

Sue Linehan
SUE LINEHAN, Grantor

STATE OF TENNESSEE
COUNTY OF Wilson

On this day, personally appeared before me, SUE LINEHAN, to me known to be the persons described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 28 day of August, 2026.

Notary Public

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Taylor Moore
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 28 day of August, 2026.

Notary Public:

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 8/28/26.

Date

Affiant Signature

8/28/26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 28 day of August, 2026.

Notary's Signature

My Commission Expires: 8/31/27
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY