Karen Johnson
Batch # 1468667
09/04/2026 08:55:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260904-0082254

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MICHAEL AWAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 19th day of August 2026.

Notary public

My commission Expires: 09/03/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Kevin Gallagher Living Trust 2314 Sterling Rd. Nashville, TN 37215	Kevin Gallagher Living Trust 2314 Sterling Rd. Nashville, TN 37215	131 13 0 039.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Kevin Gallagher, does hereby quitclaim, transfer and convey unto Kevin Gallagher, as Trustee of the Kevin Gallagher Living Trust dated August 19, 2026, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Land in Davidson County, Tennessee, being Lot No. 267, on the plan of Section Two Tynewood Estates, of record in Book 2900, pages 89 and 90, Register's Office for said County.

Said Lot No. 267 which is a corner lot, fronts 362.6 feet on the easterly margin of Skymont Drive and fronts 172.8 feet on the southerly margin of Tynewood Drive, said frontages being joined by curve having a length of 39.3 feet, and 278.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Kevin Gallagher, from Susan G. Gallagher by Quitclaim Deed dated October 4, 2012, and recorded on October 5, 2012, as Document No. 20121005-0091430, Register's Office for Davidson County, Tennessee.

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

Property Address: 1609 Tynewood Drive, Nashville, TN 37215

Witness my hand this 19th day of August 2026.

Kevin Gallagher, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Michael Awad, Notary Public, Kevin Gallaher, as 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, at office, this day, August 19, 2026.

[Seal]

MICHAEL AWAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

Michael Awad, Notary Public
My commission expires: 09/03/2029