Karen Johnson Davidson County
Batch# 1483389 DEEDQC
10/13/2026 09:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261013-0093812

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		John Andrew Quinn 2422 Dundee Lane Nashville, TN 37214

TCA § 67-4-409(a)(4) Order Number: C-TN973048

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **John Andrew Quinn, divorced and not remarried and Emily Elizabeth Quinn, divorced and not remarried ,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **John Andrew Quinn, an unmarried man,** whose address is 2422 Dundee Lane, Nashville, TN 37214, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 217 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2663, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 073 12 0 047.00
Street address of property: 2422 Dundee Lane, Nashville, TN 37214

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No.

20220802-0087854 in the Register's Office, Davidson County, Tennessee.

Signed this 24 day of September, 2026

Signature of Grantor (1 of 2):

John Andrew Quinn

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 24 day of Sept, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came John Andrew Quinn known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires 1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signed this 23 day of September, 2026

Signature of Grantor (2 of 2):

Elizabeth Quinn

Emily Elizabeth Quinn

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 23 day of September, 2026, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Emily Elizabeth Quinn, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
March 6, 2029

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 073 12 0 047.00
Street address of property: 2422 Dundee Lane, Nashville, TN 37214

Oath of Consideration

I or we, John Andrew Quinn, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.00.
Signed this 24 day of September, 2026.

Signatures of Affiant(s):

John Andrew Quinn

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee County of Davidson

Sworn and subscribed before me this 24 day of Sept, 2026

Notary Public

My Commission Expires 1.24.2028

Tennessee Certificate of Electronic Document

I, Rachel Wright, do hereby make oath that I am 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 the law on 9/24/2026 (date of document).

Affiant – Rachel Wright

10/8/2026
Date

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8 day of Oct., 2026, by Rachel Wright, ☒ who is personally known to me.

Notary Public

NICOLE PEDDER
Notary Public, State of Florida
Commission No. HH 757399
My Comm. Exp. 1/15/2030