Karen Y Johnson Davidson County
Batch# 182105 DEEDQC
01/09/2019 12:23:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190109-0002392

This Instrument Prepared By:
S. Madison Roberts, IV
STITES & HARBISON, PLLC
604 West Main Street
Franklin, Tennessee 37064

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Frank F. Chalfont, Trustee of the Frank F. Chalfont Revocable Trust, U/A/D March 9, 2016 1371 Moran Road Franklin, TN 37069	New Owner	11909000400

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, FRANK F. CHALFONT ("Grantor") does hereby convey, devise, grant and quitclaim unto FRANK F. CHALFONT, TRUSTEE OF THE FRANK F. CHALFONT REVOCABLE TRUST, U/A/D MARCH 9, 2016, ("Grantee"), its successors and assigns forever, all of Grantor's right, title and interest in and to certain improved real property known as 2637 Grandview Avenue, Nashville, TN 37217, and described as follows:

Being Lot No. 3 on the map showing subdivision of Hughes Residence lot and a subdivision of lots nos. 57, 58, 59, 60, 70, 71, 72, and 73, including alley in rear of said lot in the subdivision of Edenwold Park, as of record in Book 421, page 153, Register's Office for said county, described as follows:

Beginning on the westerly margin of Grandview Avenue, formerly Marshall Avenue, at the corner of lots nos. 2 and 3 and running thence with the westerly margin of said avenue, northwardly 50 feet to the corner of lots nos. 3 and 4; thence with the dividing line between lots 3 and 4 in a southwesterly direction, 259 feet and continuing with said dividing line, Westwardly 126 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of lots 2 and 3; thence with the dividing line between said lots 2 and 3 eastwardly 136.9 feet; thence continuing with said line, in a northeasterly direction 269.2 feet to the point of beginning.

Being the same property conveyed to Frank Chalfont as to a fifty percent (50%) undivided interest and David E. Green, as to a fifty percent (50%) undivided interest, by Warranty Deed of Keith Burress and wife, Robbye L. Burress, of record at Instrument No. 20031029-0159351, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of record at Instrument No. 20040714-0084105,

said Register's Office, David E. Green conveyed all of his right, title and interest in said property to Frank F. Chalfont.

IN WITNESS WHEREOF, this instrument is executed this the 1st day of August, 2018.

FRANK F. CHALFONT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, FRANK F. CHALFONT, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing document for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 1st day of August, 2018.

Cynthia M. McCarville
Notary Public

My Commission Expires: 5-9-21

CYNTHIA M. McCARVILLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT

Sworn to and subscribed before me this 1st day of August, 2018.

Cynthia M. McCarville
NOTARY PUBLIC

My Commission Expires: 5-9-21

CYNTHIA M. McCARVILLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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