Karen Johnson Davidson County
Batch# 220002 DEEDQC
04/22/2019 09:55:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190422-0036217

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
Michael Burns Chance, Trustee The Michael Burns Chance Revocable Trust 910 Bradford Avenue Nashville, TN 37204	Michael Burns Chance, Trustee The Michael Burns Chance Revocable Trust 910 Bradford Avenue Nashville, TN 37204	Map 105-13 Parcel 324

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael Burns Chance, unmarried**, as Grantor, by these presents does hereby quitclaim and convey unto **Michael Burns Chance, as Trustee of The Michael Burns Chance Revocable Trust Agreement, Dtd. April 18, 2019**, as Grantee, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 and the Easterly 20 feet of Lot No. 20 on the Map of Waldkirch, a subdivision of Lots No. 8 & 9 Lawrence Plan of record in Book 421, page 90 Register's Office for Davidson County, Tennessee.

Said Lot No. 19 and part of Lot No. 20 front together 70 feet on the northerly side of Bradford (formerly Caroline Avenue) and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Michael Burns Chance by Deed dated December 18, 2006 and recorded December 20, 2006 from Mary Jenkins Hardin, and of record as Instrument No. 20061220-0156951 Register's Office for Davidson County, Tennessee.

This conveyance is improved real property known as 910 Bradford Avenue, Nashville, Tennessee 37204.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 18 day of April, 2019.

Michael Burns Chance

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **Michael Burns Chance**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2019.

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-3-23

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Michael Burns Chance

Subscribed and sworn to before me, this 18 day of April, 2019.

Notary Public

SUSAN N. JOYNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

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