THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS
David T. & Cindi H. Dingler
4208 Elkins Ave.
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 669178 DEEDQC
07/01/2021 10:09:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210701-0089149

MAP: 091-16-0
PARCEL: 197.00

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration for this transfer being to an individual in which the Grantor is both the Grantor and the Beneficiary, I, David T. Dingler, Trustee of The Mollie Anne Dingler 2017 Trust, Grantor, by these presents do hereby quitclaim and convey unto David T. Dingler and Cindi H. Dingler, husband and wife, Grantees, their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, part of Block 2, on the Plan of Charlotte Park Company's First Addition of Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, and being more particularly described according in a survey by John B. Khol, III dated April 21, 1994, as follows:

Beginning on the Northerly margin of Elkins Avenue, formerly Second Avenue, 60 feet East of the Easterly margin of 43rd Avenue North, formerly Second Street; thence with the Northerly margin of said Elkins Avenue, Eastwardly 40 feet; thence at right angles, Northwardly 150 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley, Westwardly 40 feet; thence at right angles, Southwardly 150 feet to the point of beginning.

Being the same property conveyed to David T. Dingler, Trustee of The Mollie Anne Dingler 2017 Trust by Quitclaim Deed dated 09/26/2017 from Mollie Anne Dingler fka Mollie Dingler Treadon of record in Instrument No. 20120709-0060219 and to Mollie Ann Dingler, unmarried, and David T. Dingler, married, joint tenancy with right of survivorship, by Deed from Kenneth J. Anderson and wife, Regina M. Anderson of record in Instrument Number 20080507-0046919 and further conveyed to Mollie Dingler Treadon f/k/a Mollie Ann Dingler by Deed from Jonathon Robert Treadon of record in Instrument Number 20120709-0060219, Register's Office of Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4208 Elkins Avenue, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 25 day of June, 2021.

The Mollie Anne Dingler 2017 Trust

By: _____
David T. Dingler, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David T. Dingler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of The Mollie Anne Dingler 2017 Trust and is authorized by the trust, to execute this instrument on behalf of the trust.

Witness my hand, at office, this 25 day of June, 2021.

_____
Notary Public

JEREMY HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 21, 2024

The actual consideration or value whichever is greater, for this transfer is $0.

_____
Affiant

Sworn and subscribed before me, this the 25 day of June, 2021.

_____
Notary Public

JEREMY HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 21, 2024