THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2021. Notary Public My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 705470 **DEEDQC**
08/26/2021 12:27:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210826-0115447

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Derby Family Trust 4017 Estes Road Nashville, TN 37215	Same as of record	Map/Parcel: 11616005600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CRAWFORD CHARMAN and MARY TAYLOR CHARMAN, husband and wife** (hereinafter the "Grantors"), do hereby quitclaim, transfer and convey to **CRAWFORD MCKINLEY CHARMAN and MARY TAYLOR CHARMAN, Trustees of the Derby Family Trust dated May 21, 2021**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Evergreen Heights, Part One, of record in Book 1130, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

This legal description having been taken from the prior Deed of record referenced below.

Being the same property conveyed to Crawford Charman and Mary Taylor Charman, husband and wife, by Warranty Deed from Anthony L. Grande and Mary Belle Grande, husband and wife, dated May 27, 2021 and of record in Instrument No. 20210602-0073974.

This is improved property known as: 4017 Estes Road, Nashville, TN 37215.

Grantors covenant that they are is lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. This conveyance was made based on information provided by Grantor and without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2021.

Crawford Charman

Mary Taylor Charman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Crawford Charman and Mary Taylor Charman, with whom I am personally

acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of August, 2021.

Notary Public

My Commission Expires: 5/7/2024

