Karen Johnson Davidson County
Batch# 771764 DEEDQC
12/10/2021 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211210-0164255

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36755	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

New Owner Karen C. Pinson 4005 Aberdeen Road Nashville, TN 37205	Send Tax Bills To: NEW OWNER 4005 Aberdeen Road Nashville, TN 37205	Tax Information: Map and Parcel No.: 103 12 0 107.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Margot Chaffin, a married woman("Grantor"), does hereby quitclaim, transfer and convey unto Karen C. Pinson, married, formally known as Karen Chaffin ("Grantee"), her heirs and assigns of all her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 4005 Aberdeen Road, Nashville, TN, 37205.

Whenever used, the singular 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 1st day of December, 2021.

Margot Chaffin

Margot Chaffin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margot Chaffin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2021.

Notary Public

My Commission Expires:

3/6/2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Tract No. 1:
Land in in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lots Nos. 15 and 16 of Block "G", on the Plan of Cherokee Park, of record in Book 547, Pages 169 and 170, Register's Office for said County, described together as follows:

BEGINNING on the Southerly margin of Aberdeen Road at the Northwest corner of the property conveyed to Morris Rubin and wife, by deed from Mary B. Hill, of record in Book 2106, Page 637, said Register's Office; thence with said Rubin's Westerly line South 24 degrees, 02' West 66.75 feet, more or less, to the Northerly line of the property conveyed to Robert Jakes and wife by deed from Mrs. Myrtle Davis of record in Book 1151, Page 229, said Register's Office; thence with said Jakes Northerly line Westwardly 10 feet, more or less, to the Westerly line of Lot No. 15, being Jakes Northwest corner; thence with the Westerly line of Lots Nos. 15 and 16 North 24 degrees 02' East 66.75 feet to the Southerly margin of Aberdeen Road; thence with the same South 70 degrees 50' East 10 feet to the beginning.

Tract No. 2:
Land in in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 17, on the Plan of Cherokee Park, Second Section, of record in Book 547, Pages 175 and 176, Register's Office for said County. Said Lot No. 17 fronts 57.42 feet on the Southerly side of Aberdeen Road and extends back 121.50 feet on the Easterly line and 149.15 feet on the Westerly line to a dead line, measuring 56 feet thereon.

Being the same property conveyed to Karen Chaffin, an unmarried woman, and Margot Chaffin, a married woman, as Tenants in Common With Right of Survivorship, by Warranty Deed from Hugh D. Odom, unmarried, of record in Instrument No. 20170609-0057881, in the Register's Office of Davidson County, Tennessee, dated June 05, 2017 and recorded on June 09, 2017.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/1/2021.

George E. Mudter, Jr.
Dated 12/1/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/1/2021

My commission expires 10/2/2023

