Karen Johnson Davidson County
Batch# 779459 DEEDQC
12/23/2021 12:55:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211223-0169902

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

MAP: 091-16-0
PARCEL: 197.00

NEW OWNER'S ADDRESS
The Mollie Anne Dingler 2017 Trust
570 Grand Oaks Drive
Brentwood, TN 37027

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 a revocable trust of which the Grantor is both the Grantor and the Beneficiary, we, David T. Dingler and Cindi H. Dingler, Grantors, by these presents do hereby quitclaim and convey unto David T. Dingler, Trustee of The Mollie Anne Dingler 2017 Trust, Grantee, his successors and assigns all of our 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 and Cindi H. Dingler, husband and wife by Quitclaim Deed dated 6/25/21 from David T. Dingler, Trustee of The Mollie Anne Dingler 2017 Trust of record in Instrument No. 202107010089149 and 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 our hand on the 30th day of June, 2021.

David T. Dingler

Cindi H. Dingler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David T. Dingler & Cindi H. Dingler, the within named bargainors, 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.

Witness my hand, at office, this 30th day of June, 2021.

Notary Public

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

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

Affiant

Sworn and subscribed before me, this the 30th day of June, 2021.

Notary Public

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023