Karen Johnson Davidson County
Batch# 825354 DEEDQC
03/21/2022 11:29:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220321-0032149

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0.00.

Anne S. Chambers
Anne S. Chambers, Trustee, Grantee

Subscribed and sworn to before me this 10th day of March, 2022

Breauna N. Murphy
Notary Public: Breauna N. Murphy
My Commission Expires: 05-05-2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP
Anne S. Chambers, Trustee 4637 Chalmers Drive Nashville, TN 37215	Same	Map 131-14 Parcel 35

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Anne S. Chambers**, unmarried, the "**Grantor**", does hereby convey, transfer, remise, release, relinquish and quitclaim unto **Anne S. Chambers, Trustee of the Anne S. Chambers Revocable Trust Agreement dated February 24, 2022**, "**Grantee**", all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 10 day of March, 2022.

Anne S. Chambers

Anne S. Chambers, Grantor

STATE OF TENNESSEE)

) SS:

COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Anne S. Chambers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 10th day of March, 2022.

Notary Public Bea Murphy

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Section One, Tynewood Estates, of record in Book 2900, Page 88, Register's Office for said County.

Said Lot No. 223 fronts 176.0 feet on the westerly margin of Chalmers Drive and extends back 254.0 feet on the northerly line and 254.3 feet on the southerly line to a dead line in the rear, measuring 176.0 feet thereon.

Being the same property conveyed to Anne S. Chambers, by deed from Marshall C. Chambers, III of record in Book 7305, page 201, in the Register's Office of Davidson County, dated July 22, 1987.

The above-described property is improved property known as 4637 Chalmers Drive, Nashville, Tennessee.