Karen Johnson Davidson County
Batch# 903776 DEEDQC
08/16/2022 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220816-0092640

This instrument prepared by:

Bass, Berry & Sims PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
615-742-6200

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
Noel and Ann Sullivan Community Property Trust 4341 Chickering Lane Nashville, Tennessee 37215	Same	Parcel ID: 14413000800

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, A. Noel Sullivan, Jr. and Ann G. Sullivan do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described real property to the Noel and Ann Sullivan Community Property Trust dated August 9, 2022, with full right and power in the trustees of that trust to convey, sell, mortgage, lease or otherwise encumber without the consent of any beneficiary, said property being a certain parcel of land in Davidson County, Tennessee more particularly described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 4341 Chickering Lane, Nashville, TN 37215.

IN TESTIMONY WHEREOF, the grantors have executed this deed on the 9 day of August, 2022.

A. Noel Sullivan, Jr.

Ann G. Sullivan

33257314.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared A. Noel Sullivan, Jr. and Ann G. Sullivan the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 9 day of August, 2022.

Notary Public

My Commission Expires: 05/05/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

A. Noel Sullivan, Jr., Co-Trustee of the Noel and Ann Sullivan Community Property Trust

Sworn to and subscribed before me this 9 day of August, 2022.

Notary Public

My Commission Expires: 05/05/2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Chickering Estates, Section 1, as of record in book 2663, pages 86 and 87, Register's Office for said County.

Said Lot No. 30 fronts 215 feet on the westerly side of Chickering lane and extends back 539.5 feet on the northerly line and 617.7 feet on the southerly line to a dead line, measuring 344.0 feet thereon.

Being the same property described in a deed of record as instrument number 20090331-0028982, Register's Office of Davidson County, Tennessee. See also deed of record in Book 5467, page 626, Register's Office of Davidson County, Tennessee.

See also restrictions of record in Book 2810, page 5, and Book 3096, page 210, RODC and a 10 foot easement for public utility purposes along the rear line of the property conveyed hereunder and a 2.5 X 3 foot utility anchor easement located on the front corners of the property conveyed hereunder as depicted on the owner's certificate on the recorded plan of record in Book 2263, pages 86 and 87, RODC.

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 9, 2022.

Date

Affiant Signature

08/16/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of August, 20 22.

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

