THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch# 949770 DEEDQC
12/09/2022 09:49:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221209-0128247

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Lee F Van Dyke
Affiant

Subscribed and sworn to before me, this 30th day of November, 2022.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
4515 Carlton Drive Trust 4515 Carlton Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 130-16-0-033.00

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, **LEE F VAN DYKE, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to the **4515 CARLTON DRIVE TRUST, dated November 18, 2022**, its Beneficiaries and assigns, all of his 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. 11 on the Cherry Acres Subdivision, as of record in Book 2083, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Lee F Van Dyke, by Warranty Deed from 3910 Kimpalong, LLC, a Tennessee limited liability company, of record in Instrument No. 20221108-0119902, in the Register's Office for Davidson County, Tennessee, dated November 4, 2022 and recorded on November 8, 2022.

This is improved property known as: 4515 Carlton Drive, Nashville, TN 37215.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared 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 30th day of November, 2022.

Lee F Van Dyke

LEE F VAN DYKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee F Van Dyke, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of November, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026