Karen Johnson Davidson County
Batch# 975020 DEEDQC
02/28/2023 12:08:26 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230228-0014172

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map / Parcel Number:
Christopher Lee Cantrell, Co-Trustee, Cantrell Community Property Trust 789 Elysian Fields Road Nashville, Tennessee 37204	Christopher Lee Cantrell, Co-Trustee, Cantrell Community Property Trust 789 Elysian Fields Road Nashville, Tennessee 37204	132-15-0-014.00 132-11-0-041.00 130-11-0-034.00 131-16-0-051.00 117-11-0-094.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Christopher Lee Cantrell** and **Valerie Maguire Cantrell**, as Grantors, by these presents do hereby quitclaim and convey unto **Christopher Lee Cantrell and Valerie Maguire Cantrell, Trustees of The Cantrell Community Property Trust U/A Dtd. 01/17/22**, as Grantees, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee and more fully described on Exhibit "A" hereto.

This is a conveyance of improved real property located at: 757 Elysian Fields, Nashville, Tennessee 37204, 789 Elysian Fields Road, Nashville, Tennessee 37204, 903 Lynnwood Blvd, Nashville, Tennessee 37205, 1018 Grassland Lane, Nashville, Tennessee 37220, and 3446 Golf Club Lane, Nashville, Tennessee 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 17th day of January, 2023.

Christopher Lee Cantrell

Valerie Maguire Cantrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said State and County, **Christopher Lee Cantrell** and **Valerie Maguire Cantrell** with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2023.

Notary Public

My Commission Expires: 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Christopher Lee Cantrell

Subscribed and sworn to before me, this 17th day of January, 2023.

Notary Public

My Commission Expires: 07/06/2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Elysian Fields, Section 1 of record in Plat Book 1424, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Providence Builders, LLC and Christopher L. Cantrell, as tenants on common, by Warranty Deed from Mark Alspaugh and Teresa S. Alspaugh, husband and wife, of record as Instrument Number 20210501-0059733, recorded on May 5, 2021, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **757 Elysian Fields, Nashville, Tennessee 37204**

Land in Davidson County, Tennessee, being Lot 10 on the Map of Elysian Fields, Section No. 1, of record in Book 1424, Page 81 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Lee Cantrell and Valerie Cantrell, husband and wife, by Warranty Deed from Jeffrey H. Hunter and Margo B. Hunter, husband and wife, of record as Instrument Number 20160310-0022957, recorded on March 10, 2016, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **789 Elysian Fields Road, Nashville, Tennessee 37204-4416.**

Being Lot No. 15 on the Revised Plat of the New Gold Club Subdivision, as or record in Book 421, page 185, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between parallel lines 250 feet to a dead line, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Province Builders LLC and Christopher Lee Cantrell by Warranty Deed from Brenda H. Nevin, of record as Instrument Number 20200924-0109795, recorded on September 24, 2020, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **903 Lynnwood Blvd, Nashville, Tennessee 37205.**

Being Lot No. 13 on the Plan of Gateway Acres Second Addition, being part of the Overton Lea Estates, as shown of record on Plat in Book 1424, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 225 feet on the northerly side of Grassland Lane and extends back between parallel lines 249.9 feet to a deadline, measuring 225 feet thereon.

Being the same property conveyed to Province Builders LLC and Christopher L. Cantrell by Warranty Deed from Charles L. Mader, Jr. and Mary Wayne H. Mader, husband and wife, of record as Instrument Number 20211029-0145770, recorded on October 29, 2021, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **1018 Grassland Lane, Nashville, Tennessee 37220.**

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of a Subdivision of Lots 195, 220, and 221 on the North Part of Noel's Subdivision of Watkins Grove, as of record in Plat Book 9700, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Chris Cantrell (being one and the same as Christopher L. Cantrell) by Warranty Deed from Charles W. Fawcett, III and Dorothea R. Fawcett, husband and wife, of record as Instrument Number 20210830-0116868, recorded on August 30, 2021, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **3446 Golf Club Lane, Nashville, Tennessee 37215.**