Karen Johnson Davidson County
Batch# 1042496 DEEDQC
08/25/2023 08:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230825-0066427

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1040 Chancery Lane Community Property Trust 1040 Chancery Lane Nashville, Tennessee 37215	Same	Parcel ID: 130 14 0 058.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DOUGLAS J. CAHILL and THERESA R. CAHILL, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to the 1040 CHANCERY LANE COMMUNITY PROPERTY TRUST, its successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is property known as 1040 Chancery Lane, Nashville, Tennessee 37215.

The description on Exhibit A hereof 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16 day of August, 2023.

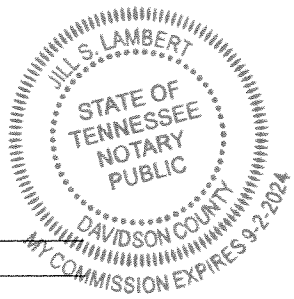
DOUGLAS J. CAHILL

THERESA R. CAHILL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, DOUGLAS J. CAHILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 16 day of August, 2023.

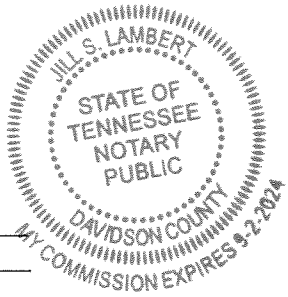


Notary Public
My Commission Expires: 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, THERESA R. CAHILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 16 day of August, 2023.



Notary Public
My Commission Expires: 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 16 day of August, 2023.



Notary Public
My Commission Expires: 09-02-2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Part of Block I Belle Meade Subdivision No. 2 as of record in Plat Book 6900, page 938, amended in Book 7900, page 917, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to DOUGLAS J. CAHILL and THERESA R. CAHILL, by deed of record instrument number 20070523-0061622, Register's Office of Davidson County, Tennessee and being the same property conveyed to Douglas J. Cahill and Theresa R. Cahill by deed dated August 28, 2008 of record instrument number 20080917-0094863, Register's Office of Davidson County, Tennessee.

35897051.2

Tennessee Certification of Electronic Document

I, Danielle Burns, 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 16, 2023 (date of document).

Danielle Burns
Affiant Signature

August 24, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7 Jul 2025

NOTARY'S SEAL

