Karen Johnson Davidson County
Batch# 1047447 DEEDQC
09/07/2023 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230907-0070319

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for
this transfer is $0.00

AFFIANT

Subscribed and sworn to before me
this 22nd day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 3-17-24

KAYLYN RAY
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Gary R. Chittester
182 Antler Ridge Cir.
Nashville, TN 37214

SEND TAX BILLS TO:
Owner

QUITCLAIM DEED

FOR AND IN consideration of the sum of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary R. Chittester **("Grantor"),** do hereby quitclaim and convey their interest unto Samuel B. Dreiling, **Trustee**, his successors and/or assigns the following described parcel of land in Williamson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 8, in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Anter Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration") to which reference is hereby made.

Being the same property conveyed to Gary R Chittester by quitclaim deed from Gary R. Chittester and Claudia D. Chittester, dated January 23, 2017, recorded January 27, 2017, recorded at 20170127-0009113 in the Register's office of Davidson County.

And being the same Property conveyed to Gary R. Chittester and wife, Claudia D. Chittester by Warranty Deed from Ole South Properties Inc. recorded at 20021029-0132526 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is an improved property known as 182 Anter Ridge Cir. Nashville, TN 37214.

Witness our hands this 22nd day of August, 2023.

Gary R. Chittester

And now, I, the said Samuel Benjamin Dreiling, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim an undivided One Hundred Percent (100%) interest to Gary R. Chittester and Esteban B. Chittester as cotenants with rights of survivorship, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 22nd day of August, 2023.

Samuel Benjamin Dreiling

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary R. Chittester with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2023.

My Commission Expires: 3·17·24

Notary Public

KAYLYN RAY TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel B. Dreiling, Trustee, 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 22nd day of August, 2023.

My Commission Expires: 3·17·24

Notary Public

KAYLYN RAY TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00

Affiant

Witness my hand, at office, this 22nd day of August, 2023.

My Commission Expires: 3·17·24

Notary Public

KAYLYN RAY TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Samuel B. Dreiling, 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 22, 2023.

Name: Samuel B. Dreiling
Title: Attorney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on 9 7 2023

Notary Public: Morgan L. Bero
My Commission Expires: 7 17 2027

MORGAN L BERO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY