This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1101693 DEEDQC
02/15/2024 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240215-0010682

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Willey Tennessee Community Property Trust 400 Chesterfield Ave. Nashville, TN 37212	Same	Map: 104-10 Parcel 121

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Bruce R. Willey** and wife, **Katherine M. Willey**, as tenants by the entirety, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Bruce Richard Willey and Katherine Manning Willey, as Trustees of the **Willey Tennessee Community Property Trust** and its successors and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 126 on an unregistered map showing R.W. Grizzard's subdivision of part of the Bosley Tract, described according to the deeds of record and said unregistered map as follows:

Said Lot fronts 88 feet on Chesterfield Avenue and runs back between parallel lines 210 feet on easterly line and 209.7 feet on the westerly line to a line in the rear measuring 100.17 feet according to a survey by Campbell Surveying Company dated June 11, 1986.

Being the same property conveyed to Bruce R. Willey and Katherine M. Willey, husband and wife, from Thomas T. Dovan and wife, Laura M. Dovan, by Warranty Deed of record in Instrument No. 20141104-0101693, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 15th day of February, 2024.

Affiant _____

Notary Public _____ My Commission Expires: _____

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

This is improved property known as 400 Chesterfield Avenue, Nashville, Tennessee 37212.

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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 15th day of February, 2024.

_____ _____
Bruce R. Willey, Grantor **Katherine M. Willey, Grantor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce R. Willey and Katherine M. Willey, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, the 15th day of February, 2024.

_____ My Commission Expires: _____
Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Certificate of Authenticity

I, Sarah Arick, 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 February 15, 2024.

Date: 02/15/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 15, 2024.

Notary Public: R. Whitney Boyd
My Commission Expires: 11/08/2027

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027