Karen Johnson
Batch # 1119495
04/05/2024 08:13:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240405-0024104

New Owner: (send tax bills to this address)	Marianne Chatham as Trustee of the Marianne Chatham Living Trust 302 Nawakwa Trail Madison, TN 37115-5508	Instrument Prepared by: Aaron Fletcher Law Office of Aaron Fletcher 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**053 14 0 007.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is ZERO DOLLARS ($0.00).

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Marianne Chatham

Marianne Chatham, Grantor/Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 28 day of MARCH, 2024.

Aaron Fletcher — 9/7/26

Notary Public — My commission expires

QUITCLAIM DEED

For and in consideration of ZERO DOLLARS ($0.00) paid by the Grantee, MARIANNE CHATHAM as TRUSTEE of the MARIANNE CHATHAM LIVING TRUST, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARIANNE CHATHAM (unmarried), Grantor, agree that Grantor is lawfully seized and possessed of the land described below in fee simple, and I hereby convey to Grantee any and all of Grantor's interest in that land, subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, liabilities, and all other obligations of record or held by Grantor:

> Land in the 11th Civil District of Davidson County, Tennessee, shown as Tract 2 on a survey made by Wayne S. Cooper, Sr., dated March 1972, and described according to said survey as follows:
>
> Beginning at an iron pin in the Northwesterly margin of Nawakwa Trail located South 68 degrees 15 minutes West 450 feet, more or less, from its intersection with the Southwesterly margin of Pawnee Trail, the same being a common corner of Tracts 1 and 2; thence with the margin of said Nawakwa Trail South 68 degrees 15 minutes West 155.0 feet to an iron pin, common corner of Tracts 2 and 3; thence leaving said margin with the line between said two Tracts North 29 degrees 15 minutes West 936.0 feet to an iron pin in the Southwesterly margin of said Pawnee Trail; thence with said margin South 56 degrees East 437.0 feet to an iron pin, common corner of Tracts 1 and 2; thence with the line between said two Tracts, South 27 degrees 45 minutes East 582.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed on September 26, 2022, by Warranty Deed from ALEXANDER C. STEED and CAROLYN KENDRICK (husband and wife) to MARIANNE CHATHAM (unmarried), of record as instrument no. 20220929-0107476 in the Register's Office of Davidson County, Tennessee.

This improved property has the address of 302 Nawakwa Trail Madison Tennessee 37115-5508.

This quitclaim deed grants a **LIFE ESTATE** in the property described above and known as 302 Nawakwa Trail Madison Tennessee 37115-5508 to Grantor **Marianne Chatham**.

By affixing my signature below, I execute the foregoing Quitclaim Deed:

Marianne Chatham, Grantor

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 26 day of MARCH, 2024, before me personally appeared **Marianne Chatham**, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

9/7/26
My commission expires