STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 47,500.00 Robert Greene, Affiant
Subscribed and sworn before me this the
18 Day of April, 2024.
Brandi Weus, Deputy Register

This Instrument Prepared By:
Robert Greene, Attorney
Quorum Financial Center
4121 Clarksville Pike, Suite 8
Nashville, Tennessee 37218

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
George Johnson, Jr. **#1 Duncan St.** **Nashville, TN 37210**	**Same as Owner**	**03-16-403**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and 0/100 ($10.00) cash in hand paid by the hereinafter grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, ***Kevin Adrian Chandler, Karen Adrienne Chandler and Jana Lynne Chandler Adesegun,*** by these presents, do remise, release, convey and Quitclaim unto **George Johnson, Jr.** all our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Hermitage Annex Subdivision, of record in Book 2054, page 132, Register' Office for said County, further described as follows:

BEGINNING at a point in the northerly margin of Meredith Street, being 68.5 feet west of the intersection of Duncan Street; thence northerly with the easterly boundary of Lot No. 1, 82 feet to a point; thence South 83 degrees 24' East 104.7 feet to a concrete monument in the westerly margin of Duncan Street; thence southwardly with a curve having a radius of 41.4 feet 32.9 feet to a concrete monument in the northerly margin of Meredith Street; thence westwardly with said northerly margin of Meredith Street 47.3 feet to a point.

Being the same property conveyed to James H. Chandler, Jr. by Warranty Deed from James H. Conners and Wife, Mary Lee Conners of record in Book 4656, page 445, Register's Office of Davidson County, Tennessee and further vested in James H. Chander, Jr. by Decree for Redemption from Chancery Court Davidson County Tennessee recorded in Book 7168, page 992. The said James Herbert Chandler, Jr. died testate on February 12, 2022; his will, which is being probated in Davidson County Probate Court, Case # 22P651, devised the above real property to his children, *Kevin Adrian Chandler, Karen Adrienne Chandler and Jana Lynne Chandler Adesegun.*

This is improved property known as #1 Duncan Street, Nashville, Tennessee 37210.

This Instrument Prepared With Information Provided By The Parties

Karen Johnson Davidson County
Batch # 1124457 DEEDQC
04/18/2024 01:10:35 PM 3 pgs
Fees: $18.00 Taxes: $175.75
20240418-0027853

IN WITNESS WHEREOF we have hereunto set our hands on the 3 **day of** April **2024.**

Kevin Adrian Chandler

Karen Adrienne Chandler

Jana Lynne Chandler Adesegun

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Kevin Adrian Chandler**, the bargainer 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 and official seal at Vanderkooi Law, this 3rd day of April 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/2027

KRISTEN VANDERKOOI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Karen Adrienne Chandler**, the bargainer 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 and official seal at Vanderkooi Law, this 3rd day of April 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/2027

KRISTEN VANDERKOOI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Jana Lynne Chandler Adesegun,** the bargainer 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 and official seal at Chase Bank, this 28th day of March 2024.

NOTARY PUBLIC

My Commission Expires: 1/31/2028

TRISHA ROWE HENRY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Jan 31, 2028