Karen Johnson Davidson County
Batch# 1145679 DEEDQC
06/11/2024 11:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240611-0043640

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE OF TENNESSEE** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 110** **HENDERSONVILLE, TN 37075** INFORMATION USED WAS FURNISHED BY GRANTORS	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF June, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES:

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 12-27-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Bertha F. Chaires Vince F. Chaires	Same as New Owner	061-08-0-110.00
(NAME) 1216 Littonwood Drive	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bertha F. Chaires, an unmarried woman** "GRANTOR", by these presents, do hereby quitclaim and convey unto **Bertha F. Chaires, an unmarried woman and Vince F. Chaires, a married man, as joint tenants with right of survivorship** hereinafter called "GRANTEE", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot 41 on the Plan of McGaughey Heights, Section 3, as of record in Book 1835, Page 120, Register's Office for said county.

Said Lot 41 fronts 100 feet on the southerly side of Littonwood Drive and runs back between parallel lines 200 feet to a deal line.

Being the same property conveyed to Vincente H. Chaires and wife, Bertha F. Chaires by deed from Judith Elliott and Enola Gail Burns, being the only heirs at law of Walter L. Burns, Jr. and Evelyn Burns, both deceased, dated 6/22/1971 and of record in Book 4517, Page 499, Register's Office for Davidson County, Tennessee.

Vince F. Chaires having since died August 9, 2013 leaving Bertha F. Chaires his sole living heir

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as 1216 Littonwood Drive, Nashville, TN 37216.

WITNESS our hands this 7th day of June, 2024

Bertha F. Chaires

Bertha F. Chaires

STATE OF **Tennessee**
COUNTY OF **Sumner**

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 12-27-2027

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Bertha F. Chaires with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand this 7th day of **June, 2024.**

Notary Public

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on June 7, 2024.

AFFIANT

DATE: June 7th, 2024

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 7th day of June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027