File No. **0624-001**

QUITCLAIM DEED

Karen Johnson
Batch # 1146709
06/13/2024 09:32:47 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240613-0044266

STATE OF **TENNESSEE**
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: APR 2 2 2026
(AFFIX SEAL)

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Lucien Chocron	**SAME AS OWNER**	MAP **187**
(NAME) **4142 Alva Lane**	(NAME)	GROUP **09 0A**
(ADDRESS) **Nolensville, Tennessee 37135**	(ADDRESS)	PARCEL **181.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Larry Lucien Chocron and Denise Irene Chocron
Revocable Trust dated September 7, 2021

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST UNTO

Larry Lucien Chocron, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 181 on the Plan of Phase Five, Section One Burkitt Village, SP Subdivision, of record in Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the same property conveyed to Larry Lucien Chocron and Denise Chocron, husband and wife, by Warranty from TR&D Homes, Inc., a Tennessee Corporation, dated January 29, 2016 and filed of record February 4, 2016 in Instrument No. 20160204-0010800, Register's Office for Davidson County, Tennessee. (for value or consideration of Further conveyed to Larry Lucien Chocron and Denise Irene Chocron Revocable Trust, dated September 7, 2021, deed dated September 13, 2021 and filed of record September 20, 2021 in Instrument No. 20210920-0125756, said Register's Office.

Being part of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by Quit Claim Deed from Kiddsroad, LLC, a Tennessee Limited Liability Company, dated July 24, 2015 and filed of record July 27, 2015 in Instrument No. 20150727-0073758, Register's Office for Davidson County, Tennessee.

Denise Irene Chocron having predeceased her husband on December 25, 2021 leaving him sole owner and surviving trustee of the said trust by operation of law.

This conveyance is made subject to the following:

1) **2024** taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **4142 Alva Lane, Nolensville, Tennessee 37135.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 5th day of June, 2024.

Larry Lucien Chocron and Denise Irene Chocron Revocable Trust

By: Larry Chocron, Trustee

STATE OF ~~Tennessee~~ NY)

COUNTY OF Suffolk)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry Chocron,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Larry Chocron, Trustee** of **Larry Lucien Chocron and Denise Irene Chocroon Revocable Trust dated September 7, 2021trust**, the within named bargainor, a trust, and that he as such authorized trustee, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the trust as such authorized trustee.

WITNESS my hand and official seal at office this 5th day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 02/28/28

Endy Odalys Moreira-Quintanilla
Notary Public - State of New York
No. 01MO0021547
Qualified in Suffolk County
My Commission Expires 02/28/2028

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

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