This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kaden John Anthony Childrey** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Kaden John Anthony Childrey and John William Childrey** (Grantees), as tenants in common with rights of survivorship, all of his rights, title, and interests in the following described real property, to wit:

Parcel I - M&P 081 06 0 308.00 - 1725 Simpkins St, Nashville, TN 37208

Land in Davidson County, Tennessee, being Lot No 4 and the westerly 22 feet of Lot No 6 on the plan of Nashville Trust Company's Subdivision of the Fannie Wild Property, of record in Boook 3, Page 11, Chancery Court, and described according to survey made by Hal R. Swann, Jr., Surveyor, dated July 7, 1962, as follows:

BEGINNING at a point in the south margin of Simpkin Street, 150 feet east o f the easterly margin of 24th Avenue North; thence southerly, parallel to the margin of said Avenue, 199.5 feet to the common corner of Lots 3 and 4; thence easterly 115 feet 8 inches to a point in the line between Lots 6 and 7; said point being 22 feet east of the corner of Lots 4 and 6; thence northerly parallel to the line between said lots, 61 feet to the line between Lots 5 and 6; thence with the line between said lots westerly 22 feet to the east line of Lot No. 4; thence northerly with the line of the same, 138 feet to the south margin of Simpkin Street; thence with the margin of the same, westerly 93 feet 8 inches to the point of beginning.

Being the same property conveyed to grantor by deed dated 08/28/2013 at Instrument No 20130903-0092771 in said Register's Office, Tennessee.

Parcel II - M&P 070 09 0 165.00 - 2220 Buena Vista Pike, Nashville, TN 37218

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of a Subdivision of the Tom Resha Property of record in Book 5210, Page 294, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor by deed dated 08/27/2013 at Instrument No 20130903-0092772 in said Register's Office, Tennessee.

Parcel III - M&P 070 09 0 140.00 - 2304 Buena Vista Pike, Nashville, TN 37218

Land in Davidson County, Tennessee, in the 13th, formerly the 23rd Civil District and described as follows:

Beginning on the southeasterly margin of Buena Vista Pike, formerly New Bridge County Road, called Hamilton Pike at Powell's northeast corner being 30 feet northeast from the northwest corner of S.L. Wilkerson's 5 acre tract; thence with the margin of said Pike, North 31 1/4 deg. East 121-1/3 feet; thence South 57 ½ deg. East 359 feet to a stake; thence South 31 1/4 deg. West 121- 1/3 feet to Powell's line; thence with said line North 57 ½ deg. West 359 feet to the point of beginning, containing 1 acre, more or less.

Less and except that portion of the premises conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Thomas R. Shipp and wife Alvora Shipp of record in Book 8269, page 918, Register's Office for Davidson County, Tennessee, and subject to easement for flow of creek through premises and Temporary Construction Easement of record in Book 8269, page 918, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed dated 08/27/2013 at Instrument No 20130903-0092773 in said Register's Office, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Karen Johnson
Batch # 1147625
06/14/2024 03:34:09 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240614-0044808

IN TESTIMONY WHEREOF I/we have executed this instrument the 14th day of June, 2024.

Kaden John Anthony Childrey
Kaden John Anthony Childrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Kaden John Anthony Childrey**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2024.

Stph Richy
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/24/2028

STEPHANIE Y RICHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 14th day of June, 2024.

Stph Richy
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/24/2028

STEPHANIE Y RICHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY OWNER:	**Kaden John Anthony Childrey , et. al.**
OWNER'S ADDRESS:	1725 Simpkins St Nashville, TN 37208
MAIL TAX BILLS TO:	owner at owners address