THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1148212 DEEDQC
06/17/2024 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240617-0045415

NOTE : The purpose of this Quitclaim Deed is in part to re-establish the description of the covered Property with reference to the original subdivision lot, as set out below, after the dissolution of the Declaration ,etc. which had established a Horizontal Property Regime, filed at Instrument No. 20220303-0024370, Davidson County Register of Deeds, by Termination, etc. of record at Instrument No. 20240514-0035471, Davidson County Register of Deeds.

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chase Gordon Neely and Joy Pershall Neely and John Pershall 1711 Warfield Drive Nashville, TN 37215	Owners	13103034800

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Chase Gordon Neely and Joy Pershall Neely, Trustees of the Neely Revocable Living Trust, dated April 20, 2022**, hereinafter called the Grantors, do hereby Quitclaim unto **Chase Gordon Neely and Joy Pershall Neely, husband and wife, and John Pershall**, hereinafter called the Grantees, their successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 34 on the Plan of Neil Hunt Subdivision** of record in Plat Book 974, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chase Gordon Neely and Joy Neely, husband and wife, by Warranty Deed of record from Cynthia Renee French and Marcus Kershke, wife and husband, Instrument No. 20211101-0145833, Register's Office for Davidson County, Tennessee; and being further conveyed to Chase Gordon Neely and Joy Pershall Neely, Trustees of the Neely Revocable Living Trust, dated April 20, 2022, as tenants by the entirety, by Warranty Deed of record from Chase Gordon Neely and Joy Neely, who is one and the same as Joy Pershall Neely, husband and wife, at Instrument No. 20230630-0050180, Register's Office for Davidson County, Tennessee, and corrected by Scrivener's Affidavit of record in Instrument No. 20231205-0094105, Register's Office for Davidson County Tennessee.

This is property commonly known as 1711 Warfield Drive, Nashville, TN 37215.*

*Note: An address is not a legal description of real property.

Witness our hands, this 12th day of June, 2024:

Chase Gordon Neely, as Trustee of the Neely Revocable Living Trust, dated April 20, 2022

Joy Pershall Neely, as Trustee of the Neely Revocable Living Trust, dated April 20, 2022

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chase Gordon Neely and Joy Pershall Neely**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of **June**, **2024**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 DAY OF **June**, **2024**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, do hereby make oath that I am a licensed attorney and/or the 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 law on June 12, 2024 (date of document).

Date: June 17, 2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 17th day of June, 2024.

Ragan N Veach

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026