Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gaston Sinclair Trust u/a Dated July 3, 2024 4700 Granny White Pike Nashville, Tennessee 37220	**Map/Parcel Numbers Map 131-15 Parcel 39**	**Gaston Sinclair Trust u/a Dated July 3, 2024 4700 Granny White Pike Nashville, Tennessee 37220**

Karen Johnson
Batch # 1156652
07/11/2024 12:37:57 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240711-0052083

; instrument prepared by: Carter Shelton Jones, PLC
Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Vaughn G. Sinclair** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to the **Gaston Sinclair Trust u/a dated July 3, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4700 Granny White Pike, Nashville, Tennessee 37220.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2024.

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6.20.2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brett Carter or Carter Shelton Jones, PLC perform a title examination; and that neither Brett Carter nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 3rd day of July, 2024.

Vaughn G. Sinclair

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 **Vaughn G. Sinclair,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 3rd day of July, 2024.

Notary Public

My Commission Expires:
11-2-2026



EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Gateway Acres of record in Plat Book 974, page 73, 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 Glenn L. Hanley and wife, Eve R. Hanley, by deed dated September 28, 2000, from Ward Mallory and wife, Peggy Thomas Mallory, of record in Instrument No. 200010020097067, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph M. Sinclair, Jr., and wife, Vaughn G. Sinclair by Warranty Deed from Glenn L. Hanley and wife, Eve R. Hanley of record in Instrument No. 20060619-0072542, Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded June 19, 2006.

Ralph M. Sinclair, Jr. having since died, leaving the property vested solely in Vaughn G. Sinclair as the surviving spouse of Ralph M. Sinclair, Jr.

This conveyance is made subject to all matters shown on the plan of Gateway Acres of record in Plat Book 974, page 73, Register's Orrice for Davidson County, Tennessee.