Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1162785
07/26/2024 10:43:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC . 240648074
2 pgs

20240726-0056592

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Hyatt Dinkins and Ashley Smith Dinkins, Trustees 510 Park Hill Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 116-14-0-138.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Michael D. Sontag, Trustee of the Park Hill Drive Trust, dated April 19, 2024** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **John Hyatt Dinkins and Ashley Smith Dinkins, Trustees of the Amended and Restated Park Hill Drive Trust, dated June 12, 2024**, its Beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Being the Southerly eighty (80) feet of Lot No. 15 on the Map of the BRANSFORD REALTY COMPANY'S AND JOHNSON BRANSFORD'S SUBDIVISION OF PART OF A 40 ACRE TRACT AND ALL OF LOTS 27 AND PART OF 28 IN THE DEER PARK SUBDIVISION IN BELLE MEADE, of record in Plat Book 421, Page 67, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 80 feet on the Easterly side of Park Hill formerly known as Bellevue Drive East, and extends back between parallel lines 283 feet, more or less on the Southerly margin and 268 feet more or less on the Northerly margin to a line.

TRACT II: Being the Northerly one-half of Lot No. 16 on the Map of the BRANSFORD REALTY COMPANY'S AND JOHNSON BRANSFORD'S SUBDIVISION OF PART OF A 40 ACRE TRACT AND ALL OF LOTS 27 AND PART OF 28 IN THE DEER PARK SUBDIVISION IN BELLE MEADE, of recorded in Plat Book 421, Page 67, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 77 feet on the East side of Park Hill formerly known as Bellevue Drive East and extends back Easterly between lines 283 feet, more or less on its Northern margin and 297.5 feet, more or less, on the Southern margin to a line measuring 78.75 feet more or less, on said rear line.

Being the same property conveyed to Park Hill Drive Trust, dated April 19, 2024, by Warranty Deed from Blue Sky Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240422-0028548, in the Register's Office for Davidson County, Tennessee, dated April 19, 2024 and recorded on April 22, 2024.John Hyatt Dinkins and Ashley Smith

Dinkins having replaced Michael D. Sontag as Trustee(s) of the Park Hill Drive Trust, Dated April 19, 2024 pursuant to the Amended and Restated Park Hill Drive Trust Agreement, dated June 12, 2024.

This is improved property known as: **510 Park Hill Drive, Nashville, TN 37205.**

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2024.

Park Hill Drive Trust, dated April 19, 2024

Michael D. Sontag, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael D. Sontag**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the **Park Hill Drive Trust** referenced herein and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 8th day of July, 2024.

Notary Public

My Commission Expires: 3·3·2026

