This instrument prepared by:
Stephen L. Meyer
Attorney at Law
1112 Draughon Avenue
Nashville, TN 37204

Map & Parcel: 145-2-11
Send tax bills to: Owner
Charles D. Akers
4716 Chalmers Dr.
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, Charles David Akers, by these presents hereby sells, assigns, and quitclaims to Charles David Akers and wife Frances Hideko Wolf, for the purpose of creating a tenancy by the entireties, all of his right, title, and interest in the following described real estate located in Davidson County, Tennessee, to wit:

Lot No. 214-A on the plan of Tynewood Estates, Section 1, of record in Book 2900, page 88, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This lot fronts 129.8 feet on the easterly side of Chalmers Drive and runs back 346 feet on a northerly line and 397.7 feet on a southerly line, which is a broken line, to a dead line in the rear which measures 149.1 feet.

Being the same property conveyed to Charles David Akers by deed from Robert Hitner and Charles V. Hitner, co-executors of the estate of Evelyn G. Hitner, of record as instrument no. 20021016—0126963 in the Register of Deeds Office for Davidson County, Tennessee

This property is subject to the following:

All matters shown on the Plan of record in Book 2900, page 88 of the Register of Deed's Office for Davidson Country, Tennessee.

Covenants, conditions, and restrictions set forth in an instrument recorded in Book 3069.page 572, and in Book 8092, page 372 of the Register of Deed Office for Davidson County.

This is **improved property** located at 4716 Chalmers Drive, Nashville, TN 37215.

IN WITNESS WHEFEOF, Charles David Akers has executed this Deed on this the 31st day of July, 2024.

Charles David Akers
Charles David Akers

Karen Johnson Davidson County
Batch # 1169247 DEEDQC
08/14/2024 01:15:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240814-0062185

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public, Charles David Akers, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of July, 2024.

My commission expires: 3-3-26

Notary Public

STEPHEN L MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration of this transfer is $1.00.

Charles David Akers
Affiant

Subscribed and sworn to before me this 31st day of July, 2024.

My commission expires: 3-3-26

Notary Public

STEPHEN L MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY