Karen Johnson
Batch # 1199673
10/31/2024 03:14:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241031-0084610

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Cheryl Nix Chandler, Trustee Cheryl Nix Chandler Revocable Trust 4312 Dale Avenue Nashville, TN 37204	same as new owner	132 05 0 068.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Cheryl Nix Chandler
CHERYL NIX CHANDLER, Trustee
Affiant

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me,
this 28th day of October, 2024.

Elizabeth L. Adams
NOTARY PUBLIC

My Commission Expires: March 9, 2027.

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, CHERYL NIX CHANDLER, Grantor, by these presents, does hereby quitclaim and convey unto CHERYL NIX CHANDLER as TRUSTEE of the CHERYL NIX CHANDLER REVOCABLE TRUST, Grantee, her successors and assigns all of her right, title and interest in and to the following described property lying in Davidson County, Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 26 on the Map of Glendale Park, Section One, as of record in Book 1130, page 45, Register's Office for said County.

Said Lot No. 26 fronts 107.26 feet on the easterly side of Dale Avenue and runs back between lines 180 feet to a dead line on which it measures 115 feet.

BEING the same property conveyed to Jimmie K. Chandler and wife, Cheryl Nix Chandler, by deed from Alec L. Boulton and wife, Jesse Mai R. Boulton, of record in Instrument Number: 00004717-0000688, Register's Office for Davidson County, Tennessee.

This is improved property known as 4312 Dale Avenue, Nashville, TN 37204.

This description was taken from a prior deed.

Jimmie K. Chandler is now deceased. Cheryl Nix Chandler is the surviving tenant by the entirety.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 28th day of October, 2024.

Cheryl Nix Chandler
CHERYL NIX CHANDLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared CHERYL NIX CHANDLER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 28 day of October 2024.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY