Karen Johnson
Batch # 1216582
12/16/2024 12:02:28 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241216-0097396

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
710 Truist Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:

Elaine Cherry, Ttee of
the Irvine C. Cherry Family
Trust and the Gloria K. Cherry
Survivor's Trust
1112 Elmshade Court
Nashville, TN 37211

Send Tax Bill To:

Elaine Cherry
1112 Elmshade Court
Nashville, TN 37211

Map/Group/Parcel:

128 00 0 003.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Elaine Cherry, as Trustee of the Irvine and Gloria Cherry Joint TBE Trust, U/A DTD 06/24/2019, AMD 07/15/2019**, the "Grantor Trust", by these presents does hereby quitclaim and convey unto (i) **Elaine Cherry, as trustee of the Irvine C. Cherry Family Trust u/a dated 6/24/2019, as amended on 7/15/2019** and (ii) **Elaine Cherry, as trustee of the Gloria K. Cherry Survivor's Trust u/a dated 6/24/2019, as amended on 7/15/2019**, as Grantees, of an equal undivided interest as tenants in common, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

The subject property is improved property commonly known as 7875 Charlotte Pike, Nashville, Tennessee 37221.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and

other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

In accordance with the Grantor Trust's governing terms and pursuant to a separate instrument executed by the original trustees of the Grantor Trust on June 27, 2022, **Elaine Cherry** has been named as the successor trustee thereof effective July 5, 2022, to have all the power of the original trustees of the Grantor Trust, and **Elaine Cherry**, whose address is 1112 Elmshade Court, Nashville, Tennessee 37211, now executes this instrument and shall record it to comply with T.C.A. Section 35-1-101(b).

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 10th day of December, 2024.

MARLA MULLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 10/20/2026

Elaine Cherry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Marla Mullins, a Notary Public in and for said County, **Elaine Cherry**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December 2024.

Notary Public

My Commission Expires: 10/20/2026

MARLA MULLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 10/20/2026

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STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Elaine Cherry

Subscribed and sworn to before me, this 10th day of December 2024.

Notary Public

My Commission Expires: 10/20/2026

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Eighth Civil District on the Charlotte Pike No. 70 Highway, about six miles from the City Limits of West Nashville, at a point where said pike passes over a nill with a bluff of rock on either side of the pike and more full described as follows, to-wit:

Beginning at an iron pin the south margin of said Pike in the center of O'Brien and Jones driveway, this being Jones' northeast corner, and running thence with the south margin of said Charlotte Pike north 60 degrees east 18 poles to a stake; thence north 62 degrees east 26 poles to a stake; thence north 41 degrees east 13-1/2 poles to a stake; thence north 43 degrees east 14 poles to a stake in Stephens' west line; thence South 22 degrees east 10 poles to a chestnut stump; thence south 12 poles to a chestnut oak; thence south 50 degrees east 86 poles to a hickory, Stephens' southwest corner; thence west 126 poles to a red oak; thence north 32-1/2 poles to the beginning, containing 31 acres, more or less.

Being the same property conveyed to Irvine Chase Cherry, Sr. and Gloria K. Cherry, as Trustees of the Irvine and Gloria Cherry Joint TBE Trust, U/A DTD 06/24/2019, AMD 07/15/2019, by Quitclaim Deed, dated the 11th day of March, 2020, from Irvine Chase Cherry, Sr. and Gloria Kendrick Cherry, and of record as instrument number 20200317-0029478, Register's Office for Davidson County, Tennessee.

Irvine Chase Cherry, Sr. is recently deceased. In addition, prior to Irvine Chase Cherry, Sr.'s death, he and Gloria Kendrick Cherry resigned as trustees of the Irvine and Gloria Cherry Joint TBE Trust, U/A DTD 06/24/2019, AMD 07/15/2019 in favor of the successor trustee, Elaine Cherry.