Karen Johnson Davidson County
Batch# 1223102 DEEDQC
01/03/2025 01:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250103-0000689

THIS INSTRUMENT WAS PREPARED BY: STEVEN G. WATERS ATTORNEY AT LAW 100 BLUEGRASS COMMONS BLVD, SUITE 110 HENDERSONVILLE, TN 37075 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF DECEMBER, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES: 5/14/2025

EVA MATHIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Flynn Doyle, Trustee	Same As New Owner	Map/Parcel
(NAME) 7347 Charlotte Pike	(NAME)	114/149
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Flynn Doyle and Robert Holland (successor to Stephen Volz), Co-Trustees of the Charles H. Geny 2015 Irrevocable Trust u/a/d October 15, 2015, by these presents, do hereby quitclaim and convey unto Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust u/a/d December 7, 2020, all of his rights, title and interests in and to a certain tract or parcel of land in the State of Tennessee, County of Davidson, being more particularly described on Exhibit A attached hereto, and incorporated by reference.

Being the same property conveyed to Flynn Doyle and Stephen Volz, Trustees of the Charles H. Geny 2015 Irrevocable Trust u/a/d October 15, 2015, by quitclaim deed from Charles H. Geny, dated December 17, 2015 and filed for record on December 30, 2015 in Instrument No. 20151230-0130961, Register's Office for Davidson County, Tennessee

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known 7351 Charlotte Pike, Nashville, TN 37209.

WITNESS my hand this 23 day of December, 2024.

Flynn Doyle, Co-Trustee

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 Flynn Doyle, Co-Trustee of the Charles H. Henry 2015 Irrevocable Trust u/a/d October 15, 2015, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2024

Notary Public

My Commission Expires: July 7, 2025

EVA MATHIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand this 20th day of December, 2024.

Robert Holland, Co-Trustee

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 Robert Holland, Co-Trustee of the Charles H. Henry 2015 Irrevocable Trust u/a/d October 15, 2015, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20TH day of DECEMBER, 2024

Notary Public

My Commission Expires: 8/15/2026

KELLY SAMONS MECK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT "A"

Land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Michael V. Holmes, November 18, 1975, being part of Lot No. 2 on the Plan of the John D. Brown Property, described as follows:

Beginning at the common corner of Lot Nos. 2 and 3, said beginning point being the center line of Charlotte Pike, 414.6 feet east of the center line between Lot Nos. 2 and 3, thence, N. 17° 04' 32" W. 40 feet to the beginning corner (witness pin) of property and continuing 404.62 feet to an iron pin, thence, S. 79° 49' 52" W, 180.04 feet to an iron pin, thence, N. 17° 08' 53" W., 293.95 feet to witness pin, thence, N. 46° 30' 08" E 200.00 feet to witness pin which is point of beginning of said Lot No. 2; said common lot contains 1.59 acres, more or less.

Excluded from the foregoing is the following:

Beginning at the point of intersection of the existing south margin of State Route 24 and the west boundary of the J.M. Gowin, etux property; thence with said west boundary south 13 degrees 15 minutes 08 seconds east 39.02 feet; thence south 50 degrees 29 minutes 52 seconds west 200.94 feet to a point in the east boundary of the N.C. Deal, et ux property; thence with said east boundary north 12 degrees 40 minutes 43 seconds west 39.22 feet in the existing south margin of State Route 24; thence with said margin northeastwardly 200 feet, more or less, to the point of beginning and containing 7,025 square feet, being the same property conveyed to the State of Tennessee by deed of record in Book 7847, Page 341, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on 12/23/24.

AFFIANT

DATE: 1/3/25

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 3 day of January, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027