THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 31 day of January, 2025.

Notary Public
My Commission Expires: 9/5/2028

Karen Johnson Davidson County
Batch# 1232753 DEEDQC
02/03/2025 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250203-0007689

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Lily Living Trust **1127B Chester Avenue** **Nashville, Tennessee 37206**	**Lily Living Trust** **1127B Chester Avenue** **Nashville, Tennessee 37206**	**072-14-1K-002.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alexander McNeil Howard and Danielle Renee Howard, husband and wife** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Lily Living Trust dated January 31, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

See attached Exhibit "A."

BEING the same property conveyed to Alexander MacNeil Howard and Danielle Renee Howard, husband and wife, by Warranty Deed from Richard St. Onge, III and Kalie St. Onge, husband and wife, of record at Instrument number 20210414-0049819, in the Register's Office for Davidson County, Tennessee, dated April 9, 2021.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1127B Chester Avenue, Nashville, Tennessee 37206.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 31st day of January, 2025.

GRANTORS:

Alexander MacNeil Howard

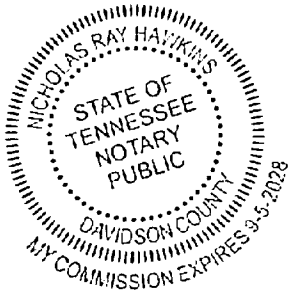
Danielle Renee Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2025, before me personally appeared Alexander MacNeil Howard and Danielle Renee Howard, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 31st day of January, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Exhibit "A"

LAND in Davidson County, Tennessee, being Unit No. 2 of 1127 Chester Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1127 Chester Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151021-0107140, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1127 Chester Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration, appearing in Instrument No. 20151021-0107140, and Bylaws appended thereto as Exhibit "C," said Register's Office, are incorporated here by reference and made part hereof the same as though copied herein for a more complete identification and description of said Unit.

Certificate of Authenticity

I, Emily Metheny, do hereby make oath that I am a licensed attorney and/or the 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 law on January 31, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 31st day of January, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 day of January, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028