THIS INSTRUMENT PREPARED BY:
W David Bridgers, Esq.
Holland & Knight, LLP
511 Union St., Suite 2700
Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is: $ -0-
Subscribed and sworn to before me this 14th day of February, 2025.

Affiant

Notary Public

My Commission Expires:
May 03, 2027

JUDY C MAGILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

Karen Johnson Davidson County
Batch # 1238955 DEEDQC
02/20/2025 01:57:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250220-0012442

**********

ADDRESS OF NEW OWNER: SEND TAX BILL TO: TAX PARCEL ID

Chanelle R. Acheson & William D. Bridgers Same
503 Brick Church Pike
Goodlettsville, TN 37072

018-07-0-109.00

**********

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Joan C. Tschirgi & Chanelle R. Acheson (previously Chanelle A. Johnson) ("Grantors") hereby convey and quitclaim unto Chanelle R. Acheson & William D. Bridgers ("Grantees"), as tenants by the entireties, that certain real property situated in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and made a part hereof, effective as of February 14, 2025.

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

IN WITNESS WHEREOF, Grantor has hereunto set his/her signature, as of the 14th day of February, 2025.

GRANTORS:

Joan C. Tschirgi

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Joan C. Tschirgi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 14th day of February, 2025.

Notary Public

My Commission Expires: May 03, 2027

JUDY C MAGILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

Chanelle R. Acheson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Chanelle R. Acheson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that s/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 14th day of February, 2025.

Notary Public

My Commission Expires: May 03, 2027

JUDY C MAGILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Charleston Square, Section 1, as of record in Plat Book 4860, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 45 fronts 82 feet on the northeasterly side of Bryan House Drive and runs back 155.3 feet on the northwesterly line and 190.0 feet on the southeasterly line and runs back to a line in the rear which measures 121.1 feet thereon.

Being the same property conveyed to Strive Properties, LLC, a Tennessee limited liability company, from Brenda J. Russell, Karin Travis, Jeffrey E. Brown, and Charlie Brown, by deed dated February 10, 2015, of record in Instrument No. 20150210-0012443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4860, pages 37 and 38; Restrictive Covenants of record in Book 4932, Page 13, as amended in Book 5036, page 898; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Bryan House Drive, Goodlettsville, TN 37072

Being the same property conveyed to Joan C. Tschirgi and Chanelle A. Johnson by Warranty Deed from Strive Properties, LLC, dated July 20, 2015 and filed of record in Instrument 20150721-0071325, Register's Office for Davidson County, Tennessee