Karen Johnson Davidson County Batch # 1248518 DEEDQC 03/20/2025 11:42:04 AM 2 pgs Fees: $12.00 Taxes: $0.00 20250320-0020439	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 2025 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE HERRON FAMILY REVOCABLE LIVING TRUST	**SAME**	**117 08 0 194.00**
(NAME)	(NAME)	
1516 Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Charles Thomas Herron and Hannah Elizabeth Herron, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Charles Thomas Herron and Hannah Elizabeth Herron, Trustees of THE HERRON FAMILY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE HERRON FAMILY REVOCABLE LIVING TRUST, Dated March 10, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 243 and the West 6 inches of Lot No. 242 on the Map of Victoria Place, as of record in Plat Book 332, Page 10.

Said Lot No. 243 and part of Lot No. 242 adjoin and front together 61.0 feet on the Northerly side of Gale Avenue and runs back between lines 231.0 feet on the West line and 223.0 feet more or less on the East line to an alley in the rear on which they measure 60 feet 6 inches.

Being the same property conveyed to James M. Bradfield and wife, Karen K. Bradfield, by Warranty Deed from Nancy G. Patterson, unmarried, of record in Book 6999, Page 148, in the Register's Office of Davidson County, Tennessee, dated September 19, 1986 and recorded on October 03,1986.

Further being the same property conveyed to Charles Thomas Herron and Hannah Elizabeth Herron, by Warranty Deed dated May 2, 2023, from James M. Bradfield and wife, Karen K. Bradfield, of record in Instrument No. 20230502-0032619, Register's Office for Davidson County, Tennessee.

Previous known conveyances of record have been included in this legal description.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )
This is improved (X) property, known as: **1516 Gale Lane, Nashville, Tennessee 37212.**

Witness our hands, this the 10th day of March, 2025.

Charles Thomas Herron

Hannah Elizabeth Herron

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 **Charles Thomas Herron** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 10th day of March, 2025.

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 **Hannah Elizabeth Herron** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 10th day of March, 2025.

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026