Box 14

37698-3

Quitclaim Deed

Karen Johnson
Batch # 1254703
04/01/2025 10 11 53 AM
Fees $32 00 Taxes $0 00

Davidson County
DEEDQC
6 pgs

20250401-0024502

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 31st day of March, 2025.

Notary Public

My commission expires: 10/20/2026

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204-3126

Address New Owner(s) as follows:	Send Tax Bills To:	Map and Parcel Numbers:
David Lester **156 Queens Lane** **Nashville, Tennessee 37218**	**New Owners**	**06902008200**

For and in consideration of the sum of One ($1.00) Dollar paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amber Lester, Trustee of the David Lester Supplemental Needs Trust** ("**Grantor**") does hereby transfer and quitclaim unto **David Lester**, an unmarried person (collectively, "**Grantee**"), all of Grantor's interests in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Parcel Number 06902008200

Land in Davidson County, Tennessee, being Lot No. 221 on the Plat of Enchanted Hills, Section 11, of record in Plat Book 4460, page 184, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Louis J. Bernard, M.D. and wife, Lois J. Bernard by Warranty Deed dated April 16, 1976, from W.C. Allen and wife, Irene Allen, of record in Book 5016, page 525, said Register's Office.

Louis Joseph Bernard having since died on December 23, 2016, thereby leaving Lois J. Bernard as surviving tenant by the entirety.

The said Lois J. Bernard having since died testate on January 31, 2024. Pursuant to the Last Will and Testament of Lois J. Bernard, dated March 11, 2023, Case No. 24P533, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and recorded in Instrument No. 20241120-0090495, in the Register's Office for Davidson County, Tennessee. The property was devised to Amber Lester, Trustee of the David Lester Supplemental Needs Trust, as to a 50% interest, and Amber Lester, individually, as to a 50% interest.

The David Lester Supplemental Needs Trust having been subsequently dissolved by an Agreed Order to Dissolve Supplemental Needs Trust, as filed in Doc. NO. 24P533, Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville, Davidson County, Tennessee.

Rear Portion of Parcel Number 06902008200

Land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follow:

Beginning at an existing iron pin at the common rear corner of Lots 221 and 222, Enchanted Hills, Section II, as of record in Book 4460, page 184, Register's Office for Davidson County, Tennessee, thence,

1. With the common line of Lots 221 and 222 extended, S82 degrees, 36' 47"E, 60.69 feet to an iron pin set in the center of Parcel 71; thence,
2 With the center of Parcel 71 with a curve to the left (radius 5,729.6 feet) southeastwardly a distance of 107.34 feet to an iron pin set and having a chord bearing and distance of S2 degrees 16' 01"E, 107.34' feet; thence,
3. S53 degrees, 13' 20"W, 72.18 feet to an existing concrete monument in the easterly line of Lot No. 221; thence,
4. With the easterly line of Lot 221 with a curve to the right (radius 5,789.6 feet) northwestwardly a distance of 158.42 feet to the point of beginning and having a chord bearing and distance of N2 degrees 23' 35"W, 159.414 feet and containing 7,968 square feet.

Being the same property conveyed to Louis J. Bernard and wife, Lois J. Bernard by Warranty Deed dated June 27, 1996, from Enchanted Hills, Inc., of record in Book 10104, page 956, said Register's Office.

Louis Joseph Bernard having since died on December 23, 2016, thereby leaving Lois J. Bernard as surviving tenant by the entirety.

The said Lois J. Bernard having since died testate on January 31, 2024. Pursuant to the Last Will and Testament of Lois J. Bernard, dated March 11, 2023, Case No. 24P533, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and recorded in Instrument No. 20241120-0090495, in the Register's Office for Davidson County, Tennessee. The property was devised to Amber Lester, Trustee of the David Lester Supplemental Needs Trust, as to a 50% interest, and Amber Lester, individually, as to a 50% interest.

The David Lester Supplemental Needs Trust having been subsequently dissolved by an Agreed Order to Dissolve Supplemental Needs Trust, as filed in Doc. NO. 24P533, Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville, Davidson County, Tennessee.

This is improved property known as **156 Queens Lane, Nashville, Tennessee 37218.**

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to convey any interests that the Grantor has in the Property to the Grantee.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties: The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, this instrument has been executed this 28th day of March, 2025.

Amber Lester, Trustee of the David Lester Supplemental Needs Trust

STATE OF CALIFORNIA
COUNTY OF Alameda

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Amber Lester, Trustee of the David Lester Supplemental Needs Trust**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at Oakland, California, this 28th day of March 2025.

Notary Public
My commission expires: Jan 16. 2029

BISHNU BHANDARI
Notary Public - California
Contra Costa County
Commission # 2507334
My Comm. Expires Jan 16, 2029

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On 03/28/2025 before me, BISHNU BHANDARI, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Amber Lester,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

BISHNU BHANDARI
Notary Public - California
Contra Costa County
Commission # 2507334
My Comm. Expires Jan 16, 2029

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

Subscribed and sworn to (or affirmed) before me on this 28th day of March, 2025, by Amber Lester

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BISHNU BHANDARI
Notary Public - California
Contra Costa County
Commission # 2507334
My Comm. Expires Jan 16, 2029

(Seal)

Signature