Karen Johnson Davidson County
Batch # 1280054 DEEDQC
06/02/2025 08 19 42 AM 2 pgs
Fees $12 00 Taxes $0 00
20250602-0042861

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Chris A Andaya, a/k/a Chris Anthony Andaya, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantor's entire interest in the subject property, does hereby quit claim and convey unto Chris A Andaya as Trustee of the Revocable Chris A Andaya Living Trust 2025 dated May 29th, 2025 (herein "Grantee") or Grantee's successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all Grantor's estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit.

Land in Davidson County, Tennessee, being Lots Nos 13 and 14, Block L on the Plan of Cherokee Park, Section 3 of record in Plat Book 843, Page 2 & 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property

BEING the same property conveyed to Chris Anthony Andaya, unmarried, from Chris Andaya, a single person, and Caleb Miner, a single person, as Tenants in Common with the Right of Survivorship, by Quitclaim Deed on May 8th, 2019, and recorded on May 8th, 2019, Instrument No 20190508-0043141, Register's Office, Davidson County, Tennessee

This is improved property, known as 203 Cherokee Road, Nashville, TN 37205

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

IN TESTIMONY THEREOF I have executed this instrument this 29th day of May, 2025

Grantor:

CHRIS A ANDAYA, a/k/a Chris Anthony Andaya

Address of New Owner.	Send Tax Bills to:	Map and Parcel·
Chris A. Andaya, as Trustee of the Revocable Chris A Andaya Living Trust 2025 203 Cherokee Road, Nashville, TN 37205	Chris A Andaya, as Trustee of the Revocable Chris A. Andaya Living Trust 2025 203 Cherokee Road, Nashville, TN 37205	**103-12-0-027.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Chris A Andaya to me known to be the persons described in and who executed the foregoing, and acknowledged that he executed the same as his free act and deed

WITNESS my hand and Notarial Seal at office this 29th day of May, 2025.

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes·
Name. Chris A. Andaya, as Trustee of the Revocable Chris A Andaya Living Trust 2025, dated May 29th, 2025

Grantee:

CHRIS A ANDAYA, as Trustee of the Chris A. Andaya Living Trust 2025 dated May 29th, 2025

Subscribed and sworn to before me this 29th day of May, 2025

Notary Public

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028