Karen Johnson
Batch # 1292606
07/02/2025 09 23 43 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250702-0052143

CORRECTED QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO
Charles Scott Chase & Mary Ann Chase, Trustees of the Chase Tennessee Community Property Trust 1808 Shelby Avenue Nashville, TN 37206	same	Lot 3. 60-4-4300

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L Adams, Attorney
7100 Hardwood Lane - College Grove, Tennessee 37046
Phone 615-293-5598 - Fax 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

CHARLES SCOTT CHASE, Trustee,
Affiant

Subscribed and sworn to before me,
this 25 day of June, 2025.

NOTARY PUBLIC
My Commission Expires 10/04/2027

WENDY N. COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, CHARLES S. CHASE and wife, MARY A. CHASE, "Grantor," by these presents, do hereby quitclaim and convey unto CHARLES SCOTT CHASE AND MARY ANN CHASE, as TRUSTEES of the CHASE TENNESSEE COMMUNITY PROPERTY TRUST, dated December 3, 2020, "Grantee," their successors and assigns all of their right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of C.L. Adams, Jr. Property, as of record in Plat Book 8250, page 912, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description,

Being part of the same property conveyed to Charles S. Chase and wife, Mary A. Chase, by deed from Designed Builders, Inc , a Tennessee corporation, of record in Instrument Number: 20011119-0126703, Register's Office for Davidson County, Tennessee.

Instrument No. 20201210-0144983 incorrectly included Lot No. 2, Map/Parcel No. 60-4-4200 in the legal description. Lot No. 2, Map/Parcel No. 60-4-4200 was last conveyed from Charles S. Chase and Mary A. Chase, husband and wife, by Warranty Deed to Brady Trosper and Jacyln Trosper, husband and wife, of record in Instrument No. 20150604-0052281, Register's Office for Davidson County, Tennessee.

This is improved property known as: Lot 3: 3130 Hillside Avenue, Nashville, TN 37207.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25 day of June, 2025.

CHARLES S. CHASE

MARY A. CHASE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, CHARLES S CHASE and MARY A CHASE, with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained

WITNESS my hand, at office,
this 25 day of June, 2025
Commission Expires 10/04/2027

Notary Public

WENDY N. COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027