Karen Johnson
Batch # 1300482
07/22/2025 08 13 45 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250722-0057483

QUITCLAIM DEED

From: **JEFFERY M. GIVENS**

To: **CHASIE DESGRANGES WALLIS**

This instrument prepared by:
M. Stuart Saylor
Fort, Holloway & Saylor, LLC
517 Cummins Street
Franklin, TN 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)

Address New Owner:	Send Tax Bills To:	Map-Group-Parcel Nos.
Chasie desGranges Wallis 5808 Deer Estates Drive Nashville, TN 37221	Same	155 16 0A 146.00

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled *Chasie Wallis Givens v. Jeffery Mitchell Givens*, Chancery Court for Williamson County, Tennessee, Docket No. 25CV-54455, **Jeffery M. Givens** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Chasie desGranges Wallis** (the "Grantee") all of Grantor's right, title and interest in and to a certain improved lot located at 5808 Deer Estates Drive, Nashville, Tennessee 37221, in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 252, Traceside, Section 5, as of record in Book 9700, Page 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jeffery M. Givens and Chasie Wallis Givens, husband and wife, by Warranty Deed from Holley P. Dougherty and husband, Robert W. Dougherty, dated May 31, 2019 and recorded June 7, 2019 as Instrument No. 20190607-0054729, in said Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO

REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 18th day of July, 2025.

JEFFERY M. GIVENS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Jeffery M. Givens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of July, 2025.

NOTARY PUBLIC

My Commission Expires: _____

SEPTEMBER GILES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
7/29/2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $0.00.

JEFFERY M. GIVENS

SWORN TO and subscribed before me on this the 18 day of July, 2025.

NOTARY PUBLIC

My Commission Expires: _____

SEPTEMBER GILES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
7/29/2028
COUNTY OF WILLIAMSON