Karen Johnson Davidson County Batch # 1315309 DEEDQC 08/27/2025 09:26:06 AM 2 pgs Fees: $12.00 Taxes: $0.00 20250827-0068526	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

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 MARY J. HOLDEN REVOCABLE LIVING TRUST	**SAME**	**161-10-0B-162.00 CO**
(NAME) **4709 Chepstow Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Mary J. Holden, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Mary J. Holden, Trustee of THE MARY J. HOLDEN REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE MARY J. HOLDEN REVOCABLE LIVING TRUST, Dated August 25, 2025,** as amended from time to time, and to her 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. 8 on the Plan of Villages of Brentwood, Phase Eleven, of record in Plat Book 9700, Page 949, as revised in Instrument No. 20031219-0181287, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Tyree Marlowe Peters and Alisa Leigh Childers, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from Scott Baker and Martha Baker, husband and wife, dated 8/2/04 and recorded 8/6/04 in Instrument No.20040806-0095150, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to David R. Holden and Mary J. Holden, husband and wife, from Tyree Marlowe Peters and Alisa Leigh Childers n/k/a Alisa Childers Peters, husband and wife, by Deed dated May 30, 2014, of record in Instrument No. 20140609-0049711, Register's Office for Davidson County, Tennessee.

The said David R. Holden having died on May 5, 2025, leaving Mary J. Holden as sole tenant, in fee simple.

Previous conveyance included for reference.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Unimproved ( )
This is improved (X) property, known as: **4709 Chepstow Drive, Nashville, TN 37211.**

Witness our hands, this the 25th day of August, 2025.

Mary J. Holden

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 **Mary J. Holden,** 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 she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 25th day of August, **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