Karen Johnson Davidson County
Batch# 1318792 DEEDQC
09/04/2025 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250904-0070869

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

TRUSTEE'S QUITCLAIM DEED

Address New Owner	Send Tax Bills To	Map and Parcel
Ann G. Sullivan, Trustee 4341 Chickering Lane Nashville, Tennessee 37215	Ann G. Sullivan, Trustee 4341 Chickering Lane Nashville, Tennessee 37215	Parcel ID: 14413000800

For good and valuable consideration of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, ANN G. SULLIVAN, as TRUSTEE OF THE NOEL AND ANN SULLIVAN COMMUNITY PROPERTY TRUST DATED AUGUST 9, 2022, does hereby quitclaim, transfer, and convey all of her right, title, and interest as trustee in and to the real property herein described to ANN G. SULLIVAN, as TRUSTEE OF THE A. NOEL SULLIVAN JR. REVOCABLE TRUST U/A/D JULY 2, 2021, AS AMENDED AND RESTATED ON OCTOBER 3, 2023, AND AS MAY BE SUBSEQUENTLY AMENDED AND RESTATED, and to ANN G. SULLIVAN, as TRUSTEE OF THE ANN G. SULLIVAN REVOCABLE TRUST U/A/D JULY 2, 2021, AS AMENDED AND RESTATED ON OCTOBER 3, 2023, AND AS MAY BE SUBSEQUENTLY AMENDED AND RESTATED, as equal tenants in common, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the consent of any beneficiary, said property being a certain parcel of land in Davidson County, Tennessee more particularly described on Exhibit A hereto, being the same description contained in the prior deed.

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

This is improved property known as 4341 Chickering Lane, Nashville, Tennessee.

[Signatures on next page]

IN TESTIMONY WHEREOF, the grantors have executed this deed on the 4th day of September, 2025.

THE NOEL AND ANN SULLIVAN COMMUNITY PROPERTY TRUST

Ann G. Sullivan

Ann G. Sullivan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Ann G. Sullivan, in her capacity as Trustee of the Noel and Ann Sullivan Community Property Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 4th day of September, 2025.

JONATHAN THOMASTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Nov. 2, 2026

Notary Public
My Commission Expires: 11/2/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 4th day of September, 2025.

MACKENZIE L BORDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Jan. 22, 2029

Notary Public
My Commission Expires: Jan. 22, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Chickering Estates, Section 1, as of record in Book 2663, pages 86 and 87, Register's Office for said County.

Said Lot No. 30 fronts 215 feet on the westerly side of Chickering lane and extends back 539.5 feet on the northerly line and 617.7 feet on the southerly line to a dead line, measuring 344.0 feet thereon.

Being the same property described in a deed of record as instrument number 20220816-0092640, Register's Office of Davidson County, Tennessee. See also deed of record in Book 5467, page 626, Register's Office of Davidson County, Tennessee.

See also restrictions of record in Book 2810, page 5, and Book 3096, page 210, RODC and a 10 foot easement for public utility purposes along the rear line of the property conveyed hereunder and a 2.5 X 3 foot utility anchor easement located on the front corners of the property conveyed hereunder as depicted on the owner's certificate on the recorded plan of record in Book 2263, pages 86 and 87, RODC.

Tennessee Certification of Electronic Document

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sep 4, 2025 (date of document).

Affiant Signature

09/04/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of September, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

