Karen Johnson Davidson County
Batch# 1320845 DEEDQC
09/10/2025 03:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250910-0072450

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sharron Halcomb Francis, Trustee 4350 Chickering Lane Nashville, TN 37215	Sharron Halcomb Francis, Trustee 4350 Chickering Lane Nashville, TN 37215	144 13 0 015.00 144 13 0 016.00 144 14 0 029.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SHARRON HALCOMB FRANCIS a/k/a SHARRON H. FRANCIS (the "Grantor"), hereby quitclaim and convey to SHARRON HALCOMB FRANCIS, TRUSTEE OF THE SHARRON HALCOMB FRANCIS REVOCABLE TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of September 2025.

Sharron H. Francis
SHARRON H. FRANCIS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sharron H. Francis, 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.

JOSEPH [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand, at office, as of this 5th day of September, 2025.

Notary Public
My Commission Expires: 07.06.2026

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2025.

Notary Public
My Commission Expires: May 8, 2028

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

EXHIBIT A

144 13 0 015.00; 4350 Chickering Lane

LAND in Davidson County, Tennessee, being Lots Nos. 10 and 11 on the Plan of Chickering Estates, Section I, of record in Book 2663, page 86 and 87, Register's Office for said County.

SAID Lot No. 10 fronts 242.4 feet on the easterly side of Chickering Lane and extends back 800 feet on the northerly line and 348.5 feet on the southerly line, to a dead line in the rear on which it measures 513 feet.

SAID Lot No. 11 on the Plan of Chickering Estates, Section I, as of record in Book 2663, pages 86 and 87, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Chickering Lane, at the corner of Lots 10 and 11; thence with the line between said lots, easterly 348.5 feet to a point in the westerly line of the Compton Property; thence southwesterly 282.2 feet to a point in the northerly margin of a 60 foot street; thence with said street, northwesterly 145 feet to a point; and continuing with the margin of said Street, northwesterly 139.2 feet to the beginning of a curve; thence around said curve, northwesterly 42.7 feet to a point in the easterly margin of Chickering Lane; thence with the margin of the same, northerly 184.2 feet to the beginning.

Being the same property conveyed to Robert S. Francis (deceased March 29, 2014) and Sharron H. Francis, husband and wife, by deed of record in Book 5263, page 313, Register's Office for Davidson County, Tennessee.

144 13 0 016.00; 4348 Chickering Lane

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Chickering Estates, Section I, of record in Book 2663, page 86 and 87, Register's Office for said County.

Being Lot No. 11 on the Plan of Chickering Estates, Section I, as of record in Book 2663, pages 86 and 87, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Chickering Lane, at the corner of Lots 10 and 11; thence with the line between said lots, easterly 348.5 feet to a point in the westerly line of the Compton Property; thence southwesterly 282.2 feet to a point in the northerly margin of a 60 foot street; thence with said street, northwesterly 145 feet to a point; and continuing with the margin of said Street, northwesterly 139.2 feet to the beginning of a curve; thence around said curve, northwesterly 42.7 feet to a point in the easterly margin of Chickering Lane; thence with the margin of the same, northerly 184.2 feet to the beginning.

Being the same property conveyed by deed of record as Instrument #20160620-0062448, Register's Office for Davidson County, Tennessee.

144 14 0 029.00; 2104 Picadilly Place

Being Lot No. 12 on the Map of Chickering Estates, Section 3, as of record in Plat Book 4460, page 146, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Piccadilly Place at the common front corner of Lots Nos. 12 and 13; thence with the common boundary line between said lots, northerly 455.5 feet to a point; thence south 72 deg. 11' west 175.90 feet to a point; thence south 29 deg. 45' west 282.11 feet to a point in the northerly margin of Piccadilly Place; thence with the same and along a slight curve, southeasterly 367.13 feet to the point of beginning.

Being the same property conveyed to Robert S. Francis (deceased March 29, 2014) and Sharron H. Francis, husband and wife, by deed of record in Book 5768,. Page 949, Register's Office for Davidson County, Tennessee.

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 5, 2025 (date of document).

Affiant Signature

09/10/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of September, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

