Karen Johnson Davidson County
Batch# 1347742 DEEDQC
11/18/2025 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251118-0091969

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, Tennessee 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Gayle J. Nelson, Trustee of The Gayle J. Nelson Revocable Living Trust dated November 18, 2025	SAME	118 13 4C 001.00
949A Caldwell Lane		
Nashville, TN 37204		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **GAYLE J. NELSON**, do hereby convey unto **GAYLE J. NELSON, Trustee of THE GAYLE J. NELSON REVOCABLE LIVING TRUST DATED NOVEMBER 18, 2025**, all of my interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 of 949 CALDWELL LANE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 949 CALDWELL LANE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161114-0120023, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 949 CALDWELL LANE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161114-0120023, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Gayle J. Nelson from Gala, LLC, a Tennessee limited liability company, by Warranty Deed dated August 31, 2018, of record in Instrument No. 20180904-0087090, Register's Office for Davidson County, Tennessee.

This is improved property known as 949A Caldwell Lane, Nashville, Tennessee 37204.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of November, 2025.

GAYLE J. NELSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GAYLE J. NELSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 18th day of November, 2025.

Notary Public

My Commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
18th day of November, 2025.

Notary Public

My Commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 November 18, 2025.

November 18, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of November, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026