Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Lloyd & Chester Community Property Trust **423 Sunnyside Drive** **Nashville, TN 37205**	**116-11-32.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, [redacted] 2021 Richard Jones Road, Suite 240, Nashville, TN 3[redacted]		

Karen Johnson
Batch # 1360385
12/22/2025 08:32:06 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251222-0101228

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Nigel Lloyd and wife, Caroline H. Chester** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Lloyd & Chester Community Property Trust** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **423 Sunnyside Drive, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 18th day of December, 2025.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 18th day of December, 2025.

Nigel Lloyd

Caroline H. Chester

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 NIGEL LLOYD **and Caroline H. Chester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 18th day of December, 2025.

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lots Nos. 19-A and 19-B of block "D" on the map of the Malone Property called "Honeywood Subdivision", according to a plan made by W. B. Southgate, surveyor, not recorded. Said Lots front together 200 feet, (that is, 100 feet each) on the westerly side of Sunnyside Drive, in said subdivision, and runs back westwardly on the south side 168.2 feet, more or less, and on the north side, 183.9 feet, more or less, to the southeast corner and the northeast corner, respectively, of Lot No. 2 of block "D" in said subdivision, in the rear line of said two lots herein conveyed being 200 feet altogether, or 100 feet each. Included in the above described, but specifically excluded from this conveyance is the westerly part of said lots, conveyed to W. Raymon Denney and wife, Katherine W. Denney, by deed of record in Book 4055, Page 827, said Register's Office, described as follows: Beginning at the common corner between Lots Nos. 1 and 2, 19 and 20, being the southeast corner of the W. Raymond Denney Property; thence northerly along Denney's east line being the common line between lots 2 and 19, a distance of 200 feet to the common corner between lots 2, 3, 18 and 19; thence easterly along the common line between lots 18 and 19, 28 feet to the east side of a hedgerow; thence along said east side southerly 200 feet, more or less, to a point in the common line between lots 19 and 20; thence westerly along said common line 29 feet to the beginning.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictive Covenant recorded at Instrument No. 20020409-0043709.

BEING the same property conveyed to Nigel Lloyd and wife, Caroline H. Chester, by deed of record as Instrument Number 20100707-0053292, in the Register's Office for Davidson County, Tennessee.