Karen Johnson
Batch # 1362840
12/30/2025 10:50:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251230-0103468

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 on this 4 day of December, 2025.

Notary Public
My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Melba Jacqueline Chancey,Trustee and Melissa Solomon Barrett 154 Vaughns Gap Rd. Nashville, TN 37205	Melba Jacqueline Chancey and Melissa Solomon Barrett 154 Vaughns Gap Rd. Nashville, TN 37205	Map 143-01-0-A Parcel 201-00co

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Melba Jacqueline Chancey hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Melba Jacqueline Chancey, Trustee of the Melba Jaqueline Chancey Inheritance Trust dated December 4, 2025, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest (her 50% interest) in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Being a certain Condominium Apartment in Davidson Count, Tennessee, being Unit No. 201 of the Windsor Terrace Condominiums, Phase One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7150, Page 921, and amended in Book 7436, Page 667, and Re-recorded in Book 7464, Page 297, and amended in Book 7661, Page 40, and in Book 7729, Page206, and in Book 7980, Page 717, and in Instrument No. 20000811-0079911, Register's Office For Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Windsor Terrace Condominiums, as set out on Exhibit "C" to the Master Deed, of record in Book 7150, Page 921, Amended in Book 7729, Page 206, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Melba Jacqueline Chancey and Melissa Solomon Barret by deed from Melba Jacqueline Chancey and Melissa Carolyn Barrett, co-Trustees of the Solomon Irrevocable Trust Agreement of record in Document # 20250812-0063880 Register's Office for Davidson County, Tennessee.

This is improved property known as 201 Windsor Terrace Drive, # 201, Nashville, Tennessee 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 4 day of December, 2025.

Melba Jacqueline Chancey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melba Jacqueline Chancey with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of December, 2025.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed