Karen Johnson Davidson County
Batch# 1370972 DEEDQC
01/16/2026 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260116-0004197

QUITCLAIM DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-QCD-26-5808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Jeffery M. Givens, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chasie desGranges Wallis, an unmarried woman Jeffery M. Givens, an unmarried man, as tenants in common with right of survivorship	SAME AS NEW OWNER	
(NAME)	(NAME)	**155 16 0A 146.00**
5808 Deer Estates Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHASIE DESGRANGES WALLIS, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHASIE DESGRANGES WALLIS, AN UNMARRIED WOMAN JEFFERY M. GIVENS, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 252, Traceside, Section 5, as of record in Book 9700, Page 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chasie desGranges Wallis by Quitclaim Deed from Jeffery M. Givens, of record in Instrument No. 20250722-0057483, Register's Office for Davidson County, Tennessee, dated July 18, 2025 and recorded July 22, 2025.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5808 Deer Estates Dr, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 16 day of January, 2026.

Chasie desGranges Wallis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHASIE DESGRANGES WALLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 of January, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 1/16/26.

Date

Affiant Signature

1/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of January, 2026.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)