Karen Johnson Davidson County
Batch# 1373130 DEEDQC
01/23/2026 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0006031

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2028
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

This Instrument was prepared by information provided by the parties, and no title search was performed by Music City Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard William Chadwick V Gwen B. Holt 936 Elvira Avenue Nashville, TN 37216	Same	**MAP & PARCEL** 072 06 0 114.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GWEN B. HOLT, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **RICHARD WILLIAM CHADWICK, V AND GWEN B. HOLT, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTEES, ALL OF MY OWNERSHIP INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEES, AND GRANTEES' HEIRS AND ASSIGNS:

All that parcel of land in County of Davidson, State of Tennessee as more fully described in Document 20070710-0082002 and being more particularly described as follows:

Land in Davidson County, Tennessee, being the West half of the North part of Lot No. 1, on the Plan of Map of C. W. Waller's subdivision of the John D. Anderson homeplace, of record in Plat Book 421, Page 35, Register's Office of said County, to which Plan reference is hereby made for a more complete description, being further described as follow:

Said part of said Lot fronts 50 feet on the southerly side of Elvira Avenue and runs back between parallel lines 167.6 feet, more or less, to a dead line.

Being the same property conveyed to Gwen B. Holt, unmarried, by Quitclaim Deed from Gwen B. Holt, dated October 27, 2009, of record in Instrument No. 20091211-0113292 and recorded in the Register's Office for Davidson County, Tennessee on December 11, 2009.

This is improved property located at 936 Elvira Avenue, Nashville, Davidson County, Tennessee.

Wherever 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/our hand(s) this 23th day of Jan. 2026.

GRANTOR:

Gwen B. Holt

Gwen B. Holt

STATE OF TENNESSEE)
COUNTY OF)

Before me, Ashley Rudy of the state and county mentioned, personally appeared Gwen B. Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
EXP. 2/27/2029

Certificate of Authenticity

I, Alex McDaniel, 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 1/23/2026 (date of document).

Affiant Signature

Date: 1/23/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of January, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER