SEND TAX BILLS TO:	PREPARED BY:
Lynette Kay Chrisp, Trustee 901 Shelby Springs Spring Hill, TN 37174	John H. Baker III, Attorney at Law PO Box 398 302 N. Spring Street Murfreesboro, TN 37133-0398 (615) 896-4154
NAME AND ADDRESS OF NEW OWNER: Lynette Kay Chrisp, Trustee 901 Shelby Springs Spring Hill, TN 37174	MAP PARCEL: 071 12 0 149.00 072 14 0 321.00 071 11 0 091.00

Karen Johnson Davidson County
Batch # 1384789 DEEDQC
02/24/2026 09:11:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260224-0014427

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Lynette Kay Chrisp**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Lynette Kay Chrisp, Trustee of the Chrisp Family Living Trust dated September 30, 2025, and any amendments thereto**, her heirs, successors and assigns, all of his/her right, title and interest in and to certain real property located in Davidson County, Tennessee, and more particularly as follows:

PARCEL ONE:
Land in Davidson County, Tennessee, described as follows, to wit: Being Lot No. 28 on the Plan of Victory Heights, as shown on Plat of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee and being described according to a survey made by John Kohl. Surveyor dated January 7, 1980, as follows: Said Lot No. 28 fronts 60 feet on the Northerly margin of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line in the rear, measuring 60 feet thereon.

PARCEL TWO:
Land in Davidson County, Tennessee, being Lot no. 18 of Block "B" on the map of a subdivision of Belle Forest No. 2, as of record in Book 843, page 94, Register's office for said County.
Said Lot 18 fronts 50 feet on the southerly side of Chester formerly Chesterfield Avenue, and runs back between parallel lines 132 feet to a dead line.

PARCEL THREE:
Land in Davidson County, Tennessee, being the east half of Lot 58 on the Map of Trinity Heights, of record in Book 161, page 38, of the Register's Office for said County.
Said part of said lot fronts 50 feet on the southerly side of Edith Street or Avenue and runs back between lines, 153 feet, more or less, on the easterly line and 153.5 feet, more or less, on the westerly line, to an alley on which it measures 50 feet.

All of the above parcels being the same property conveyed unto Lynette Kay Chrisp by quitclaim deed of record in Instrument No. 20180917-0092155, Register's Office of Davidson County, TN.

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

The aforesaid Chrisp Family Living Trust was executed and established by Lynette Kay Chrisp, as grantor and trustee, on September 30, 2025, before execution of this quitclaim deed. Lynette Kay Chrisp is the current trustee of said trust.

This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

WITNESS my hand this the 30 day of September, 2025.

Lynette Kay Chrisp

Lynette Kay Chrisp

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named **Lynette Kay Chrisp**, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that she executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 30 day of September, 2025.

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 06/17/2028

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Lynette Kay Chrisp

Affiant

Sworn to and subscribed before me this 30 day of September, 2025.



NOTARY PUBLIC
My Commission Expires: 06/17/2028