Karen Johnson Davidson County
Batch # 1386057 DEEDQC
02/26/2026 12:34:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260226-0015342

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, THIS THE 12 DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE CHERYL LYNN WYLES REVOCABLE LIVING TRUST	**SAME**	**09D 065 128-14046**
(NAME) **8050 Esterbrook Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Cheryl L. Christian (a/k/a Cheryl Lynn Wyles),** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Cheryl Lynn Wyles, Trustee of THE CHERYL LYNN WYLES REVOCABLE LIVING TRUST, dtd 02/24/2026,** established by **The Trust Agreement of THE CHERYL LYNN WYLES REVOCABLE LIVING TRUST, dtd 02/24/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 59 on the plan of Section Two Harpeth Park, of record in Book 3700, page 58, Register's Office for said County.

SAID Lot No. 59 fronts 87.0 feet on the northerly margin of Esterbrook Drive and extends back 177.93 feet on the westerly line and 186.53 feet on the easterly line to a dead line in the rear, measuring 101.84 feet thereon.

BEING the same property conveyed to Colin D. Funk and wife, Lena B. Funk by deed from Rick D. Florian and wife, Robyn L. Florian of record in Book 9284, page 953, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cheryl L. Christian, from Colin D. Funk and spouse, Lena B. Funk, by Warranty Deed dated September 18, 1995, of record in Book 9801, Page 553, Register's Office for Davidson County, Tennessee.

The said Cheryl L. Christian and Cheryl Lynn Wyles are one in the same person for purposes of this transaction.

The property herein conveyed is subject to and easement for maintenance and use of a fence granted to Clara R. McDowell and Dorothy B. McDowell of record in Book 7287, page 104, said register's Office, a driveway agreement of record in Book 5984, page 697, and re-recorded in Book 5995, page 86, said Register's Office and to the restrictive covenants of record in Book 3990 Page 68 said Register's Office, and to the matters set forth in the referenced Plan of record.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **8050 Esterbrook Drive, Nashville, TN 37221.**

Witness our hands, this the 24th day of February, 2026.

Cheryl L. Christian (a/k/a Cheryl Lynn Wyles)

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 **Cheryl L. Christian** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 24th day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030