Karen Johnson Davidson County
Batch # 1390502 DEEDQC
03/09/2026 02:52:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260309-0018693

This Instrument Prepared by:
BARBARA J. MOSS
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of March, 2026.

BARBARA J MOSS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026 DAVIDSON COUNTY

Sarah Gates, Affiant

NOTARY PUBLIC
My Commission Expires: _____

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Sarah Gates, Trustee 2949 Primrose Circle Nashville, TN 37212	SAME	117 04 0 357.00

FOR NO MONETARY CONSIDERATION, I, **Sarah Gates**, by these presents do hereby quitclaim and convey unto **Sarah E. Gates, Trustee of the Sarah E. Gates Revocable Trust** all my right, title and interest in and to the following described tract of land in Davidson County:

Being Lot No. 16 on the Map of Belmont Terrace Annex No. 4, of record in Book 974, Page 97, Register's Office for said County.

Said lot No. 16 fronts 65 feet on the Northeasterly side of Primrose Circle and runs back between lines, 164 feet on the Northwesterly line of 175.4 feet on the Southeasterly line to a dead line of which it measures 50 feet.

Being the same property conveyed to Sara Gates, unmarried, and Mike Cronic, unmarried, as tenants in common with right of survivorship by Warranty Deed recorded as instrument No. 20220531-0062718 said Register's Office. Mike Cronic died on February 26, 2023, as shown by his death certificate attached hereto.

TA 1

This improved property is known as 2949 Primrose Circle, Nashville, TN 37212.

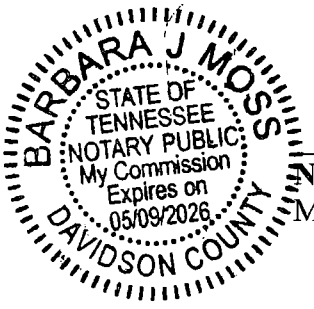
Witness my hand this 5th day of March, 2026.

Sarah Gates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 5th day of March, 2026.



NOTARY PUBLIC
My Commission Expires: 5/9/26