Davidson County
Jacqueline Gilchrist
Special Needs Trust to
Jacqueline Gilchrist

Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee,
Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch # 1391231 DEEDQC
03/10/2026 11:57:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260310-0019016

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Jacqueline Gilchrist **1214 Linden Avenue** **Nashville, TN 37212**	**SAME**	**105 13 0 074.00**

Guther Gilchrist (hereinafter referred to as the "Decedent") died on February 20, 2015, leaving a Last Will and Testament dated February 13, 2015. The Last Will and Testament was admitted to probate as to muniment of title only on February 4, 2026, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 26P72. The Order Granting Probate of Will as Muniment of Title Only was signed by the Court on February 4, 2026 and recorded with the Register's Office of Davidson County, Tennessee on February 11, 2026 with Instrument No. 20260211-0010687. The Last Will and Testament of Guther Gilchrist was recorded with the Register's Office of Davidson County, Tennessee on February 11, 2026 with Instrument No. 20260211-0010688.

THEREFORE, IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, SHERRIE G. DREW (a/k/a Sherri Drew) as Trustee of the JACQUELINE GILCHRIST SPECIAL NEEDS TRUST created under Last Will and Testament of Guther Gilchrist dated February 13, 2015 (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto JACQUELINE GILCHRIST (hereinafter "Grantee), her successors and assigns, with full power to

mortgage, sell, encumber, restrict and convey all of her right, title and interest in and to the following described property located in Davidson County, Tennessee:

BEING the west ½ of Lot No. 45 on the Plan of Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

SAID part of said lot fronts 50 feet on the north side of Linden Avenue and runs back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Guther L. Gilchrist, by deed from Jacqueline L. Gilchrist, of record as Instrument Number 20150309-0019790 in the Register's Office for Davidson County, Tennessee.

Also being the same property which, by muniment of title, passed to Sherrie G. Drew as Trustee of the Jacqueline Gilchrist Special Needs Trust created under the Last Will and Testament of Guther Gilchrist dated February 13,2015 of record as Instrument Number 20260211-0010688.

This is improved property known as 1214 Linden Avenue, Nashville, Tennessee 37212.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 5th day of March, 2026.

JACQUELINE GILCHRIST SPECIAL NEEDS TRUST - GRANTOR

Sherrie G. Drew

SHERRIE G. DREW, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, SHERRIE G. DREW, Trustee of the Jacqueline Gilchrist Special Needs Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of March, 2026.

Tommy C. Estes
Notary Public
My Commission Expires: 03-08-2028

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2028

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section (a)(1)(C)(iv) [formerly SECTION 67-4-409(a)(3)(D)].