Davidson County
Jacqueline Gilchrist to
Jacqueline Gilchrist Living Trust

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 # 1391742 DEEDQC
03/12/2026 11:58:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260312-0019709

QUITCLAIM DEED

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

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, JACQUELINE GILCHRIST (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto JACQUELINE GILCHRIST, TRUSTEE of the JACQUELINE GILCHRIST LIVING TRUST dated March 5, 2026, (hereinafter "Grantee), its 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 Jacqueline Gilchrist, by deed from Sherrie G. Drew, Trustee of the Jacqueline Gilchrist Special Needs Trust created under Last Will and Testament of Guther Gilchrist dated February 13, 2015, of record as Instrument number 20260310-0019016 in the Register's Office for Davidson County, Tennessee.

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 6th day of March, 2026.

Jacqueline Gilchrist
JACQUELINE GILCHRIST, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, JACQUELINE GILCHRIST, 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 6th day of March, 2026.

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

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

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