Karen Johnson Davidson County
Batch # 1451603 DEEDQC
07/24/2026 03:58:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260724-0067809

This Instrument Prepared by & Return to:
J Childrey
1725 Simpkins St
Nashville TN 37208

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kaden John Anthony Childrey and John William Childrey** ("Grantors"), hereby remise(s), release(s), convey(s), and quit claim(s) unto **Joi Carmichael,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

**Parcel I-M&P 081 06 0 308.00 -1725 Simpkins St, Nashville, TN 37208**
**Land in Davidson County, Tennessee, being Lot No 4 and the westerly 22 feet of Lot No 6 on the plan of Nashville Trust Company's Subdivision of the Fannie Wild Property, of record in Book 3, Page 11, Chancery Court, and described according to survey made by Hal R. Swann, Jr., Surveyor, dated July 7, 1962, as follows:**

**BEGINNING at a point in the south margin of Simpkin Street, 150 feet east of the easterly margin of 24th Avenue North; thence southerly, parallel to the margin of said Avenue, 199.5 feet to the common corner of Lots 3 and 4; thence easterly 115 feet 8 inches to a point in the line between Lots 6 and 7; said point being 22 feet east of the corner of Lots 4 and 6; thence northerly parallel to the line between said lots, 61 feet to the line between Lots 5 and 6; thence with the line between said lots westerly 22 feet to the east line of Lot No. 4; thence northerly with the line of the same, 138 feet to the south margin of Simpkins Street; thence with the margin of the same, westerly 93 feet 8 inches to the point of beginning.**

**Parcel II- M&P 070 09 0 165.00 - 2220 Buena Vista Pike. Nashville. TN 37218**
**Land in Davidson County, Tennessee, being Lot No 2 on the Plan of a Subdivision of the Tom Resha Property of record in Book 5210, Page 294, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Parcel III - M&P 070 09 0 140.00 -2304 Buena Vista Pike, Nashville. TN 37218**
**Land in Davidson County, Tennessee, in the 13th, formerly the 23rd Civil District and described as follows:**
**Beginning on the southeasterly margin of Buena Vista Pike, formerly New Bridge County Road, called Hamilton Pike at Powell's northeast corner being 30 feet northeast from the northwest corner of S.L. Wilkerson's 5 acre tract; thence with the margin of said Pike, North 31 1/4 deg. East 121 1/3 feet; thence South 57 ½ deg. East 359 feet to a stake; thence South 31 1/4 deg. West 121 1/3 feet to Powell's line; thence with said line North 57 /½ deg. West 359 feet to the point of beginning, containing 1 acre, more or less.**

**Less and except that portion of the premises conveyed to the Metropolitan Government of Nashville. and Davidson County, Tennessee by deed from Thomas R. Shipp and wife Alvora Shipp of record in Book 8269, page 918, Register's Office for Davidson County, Tennessee, and subject to easement for flow of creek through premises and Temporary Construction Easement of record in Book 8269, page 918, Register's Office for Davidson County, Tennessee.**

**Being the same property previously conveyed to Grantors by Quit Claim Deed recorded June 14, 2024 at Instrument No 20240614-0044808 in said Register's office, Tennessee.**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

IN TESTIMONY WHEREOF I/we have executed this instrument the 24 day of July, 2026.

Kaden
**Kaden John Anthony Childrey**

**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, a Notary Public in and for said state and county, **Kaden John Anthony Childrey**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of July, 2026.

Theresa L Brugman
NOTARY PUBLIC

THERESA L. BRUGMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 10-26-2027
SUMNER COUNTY

MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF I/we have executed this instrument the 24 day of July, **2026.**

John W. Childrey by: Stephen K. Richey P.O.A.
**John William Childrey**

**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, a Notary Public in and for said state and county, **Stephen K. Richey as Attorney-In-Fact for John William Childrey**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of July, **2026.**

Theresa L Brugman
NOTARY PUBLIC

THERESA L. BRUGMAN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 10-26-2027 SUMNER COUNTY

MY COMMISSION EXPIRES: _____

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0

AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of July, **2026.**

Theresa L Brugman
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THERESA L. BRUGMAN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 10-26-2027 SUMNER COUNTY

| | |
|---|---|
| PROPERTY OWNER: | **Joi Carmichael** |
| OWNER'S ADDRESS: | 1725 Simpkins St Nashville, TN 37208 |
| MAIL TAX BILLS TO: | owner at owner's address |