Karen Johnson
Batch # 1481154
10/07/2026 11:06:21 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20261007-0092182

AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
740C Conference Drive
Goodlettsville, TN 37072
File No. Ashley1709

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 72-12-72

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 30 day of Sept, 2026, by and between **Doris C. Ashley, individually and as a surviving spouse of Charles Ashley, III, Deceased,** residing at 1709 Marsden Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Doris C. Ashley, Trustee of The Doris C. Ashley Revocable Living Trust,** residing at 1709 Marsden Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Being the easterly 4 feet of Lot No. 147, all of Lot No. 148, and the westerly 7 feet 6 inches of Lot No. 149 on the Plan of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, said Register's Office.

Said Lot No. 148 and parts of Lots 147 and 149 front together 61 feet 6 inches on the northerly side of Marsden Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/10/1988 under Book 7488 Pages 851-853 in the Register's Office of Davidson County, Tennessee;

Parcel ID No.: 72-12-72

Property Address: 1709 Marsden Avenue, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Doris C Ashley
Doris C. Ashley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Doris C. Ashley,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 30 day of September, 2024.

Teresa R. Lundine
Notary Public

My Commission expires: 06/17/2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Doris C. Ashley
Affiant

Print Name: Doris C. Ashley

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 30 day of Sept., 20 26.

Teresa R. Lundine
Notary Public
My Commission Expires: 06/17/2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Name and address for person(s) responsible for taxes:

Doris C. Ashley, Trustee of The Doris C. Ashley Revocable Living Trust
1709 Marsden Avenue
Nashville, TN 37216

Name and address of property owner:

Doris C. Ashley, Trustee of The Doris C. Ashley Revocable Living Trust
1709 Marsden Avenue
Nashville, TN 37216