Karen Y Johnson Davidson County
Batch# 182660 DEEDQC
01/10/2019 02:35:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190110-0002825

Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way, Suite 137
Brentwood, Tennessee 37027

Send Tax Bills To:
Elizabeth A. Chapman
2816 Brentwood Knoll Court
Nashville, TN 37211-7518

New Owner is:
Elizabeth A. Chapman
2816 Brentwood Knoll Court
Nashville, TN 37211-7518

Map and Parcel 20160108-0002181

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Thomas A. Chapman and Kristina L. Chapman, Trustees of the CHAPMAN FAMILY TRUST, GRANTORS, have bargained and sold and by these presents do transfer and convey unto Elizabeth A. Chapman, GRANTEE the following described tract or parcel of land, lying and being in Davidson County, Tennessee, to-wit:

> A certain parcel of land located in the 4th Councilmanic District of Nashville-Davidson County, Tennessee, known as Lot 2 on the Final Plat Chapman's Retreat, Instrument number 20160108-0002181, being more particularly described as follows:
>
> Beginning at an iron rod in the easterly margin of Mount Pisgah Road, said pin being a common corner of Lot 3 on said plat; thence leaving said margin South 73°13'16" East 15.10 feet to an iron pin; thence South 59°01'34" east 29.32 feet to an iron pin; thence South 53°33'59" East 31.42 feet to an iron pin; thence South 43°30'16" East 51.03 feet to an iron pin; thence South 43°01'31" East 54.49 feet to an iron pin; thence South 56°01'57" East 50.93 feet to an iron pin; thence South 41°37'06" East 23.14 feet to an iron pin in the rear line of Lot 8 Brentwood Knoll Phase One, recorded in instrument number 20080522-0052623, also being a common corner of Lot 3; thence along with said subdivision South 78°26'00: West 121.34 feet to an iron pin in the rear line of Lot 6 Brentwood Knoll Phase One; thence leaving said subdivision North 43°24'32; West 154.43 feet to an iron rod in the southeasterly margin of Mount Pisgah Road and being a common corner of Lot 1 Brentwood Knoll Phase One; thence along a curve to the left having a radius of 302.96 feet and an arc length of 79.09 feet to the point of beginning, containing 18,625 square feet or 0.43 of an acre, more or less.
>
> Being the same property conveyed to Thomas A. Chapman and Kristina L. Chapman, Trustees of the CHAPMAN FAMILY TRUST, by Quitclaim Deed of record in Instrument Number 20170417-0036725, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6132 Mount Pisgah Road, Nashville, TN 37211.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description. The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 10th day of January, 2019.

GRANTORS:

Thomas A. Chapman

Kristina L. Chapman

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas A. Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of January, 2019.

RANDALL ALLEN RATLIFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 2-19-2020

NOTARY PUBLIC
My commission expires: 02/19/20

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kristina L. Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of January, 2019.

RANDALL ALLEN RATLIFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 2-19-2020

NOTARY PUBLIC
My commission expires: 02/19/20

OATH OF CONSIDERATION for TRANSFER TO TRUST

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

The actual consideration or true value, whichever is greater for this transfer is $0.00.

AFFIANT

AFFIANT

Subscribed and sworn before me, this 10th day of January 2019.

NOTARY PUBLIC

My commission expires: 02/19/2020

RANDALL ALLEN RATLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-19-2020