THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite A203** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21st day of January, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 346148 DEEDQC
01/22/2020 09:40:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200122-0007753

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: William T. Chapman, IV, Trustee 3005 Dobbs Avenue Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 119-14-0-091.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **KELLY NICOLE HENDERSON, a single woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto, **WILLIAM T. CHAPMAN, IV, Trustee of The 3005 Dobbs Avenue Trust U/A/D January 21, 2020,** its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 17 Block "A" on the Plan of Part One of Woodbine Courts, as of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kelly Nicole Henderson, a single woman by Deed from Foster Anders Loven and wife, Rachel Loven, and Lisa Ann Loven, a married woman, dated November 15, 2019 and of record in Instrument No. 20191119-0119045, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3005 Dobbs Avenue, Nashville, TN 37211.

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same may be encumbered with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2020.

KELLY NICOLE HENDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kelly Nicole Henderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 21st day of January, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021