THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste. 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 385547 DEEDQC
04/14/2020 12:02:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200414-0038865

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E).

Thomas S. Chambless, Jr.
Affiant

Subscribed and sworn to before me, this 8th day of April, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas S. Chambless, Jr. 3409 Hopkins Street Nashville, TN 37215	New Owner	11707010200

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled *Lola Blackwell Chambless vs. Thomas Sidney Chambless, Jr., Civil Action No.18D-651*, Circuit Court for Davidson County, Tennessee. **Lola Blackwell Chambless, unmarried and F/K/A Lola Y. Blackwell** (hereinafter referred to as "Grantor") does hereby quitclaim, transfer and convey unto **Thomas S. Chambless, Jr., unmarried,** his 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 the south half of Lot No. 148 on the Plan of North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 547, Page 156, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description of the property. Said half of said lot fronts 100 feet on the westerly side of Hopkins Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Thomas S. Chambless, Jr. and Lola Y. Blackwell by Warranty Deed from Linus Catignani dated October 20, 2009 and of record in Instrument No. 20091021-0097409, Register's Office for Davidson County, Tennessee.

This is improved property known as 3409 Hopkins Street, Nashville, Tennessee 37215.

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 by any liens, restrictions, conditions and easements of record. However, this Deed 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 8 day of April, 2020.

Lola B. Chambless

Lola Blackwell Chambless f/k/a Lola Y. Blackwell

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 Lola Blackwell Chambless, 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 and official seal at Office, this 8th day of April, 2020.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023