Karen Johnson Davidson County
Batch# 667286 DEEDQC
06/29/2021 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210629-0088012

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF June, 2021 Notary Public MY COMMISSION EXPIRES: [illegible] (AFFIX SEAL)

MADELYNN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ernest Chapman, III and Jessica Friedman	NEW OWNER	161 10 0B 107.00
5516 Fairhaven Drive, Nashville, Tennessee 37211	NEW OWNER	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of June, 2021, the undersigned, **Beth Chapman, a married woman whose spouse has no interest**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **Ernest Chapman, III and wife, Jessica Friedman,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, having an address of **5516 Fairhaven Drive, Nashville, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Second Revision - Phase Six, Villages of Brentwood, of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Jessica Friedman and Ernest Chapman, wife and husband and Beth Chapman, a married woman, by Warranty Deed from Nancy Gail Bray, married, of record in Instrument No. 20160323-0027442, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on March 23, 2016.

This improved property more commonly known as 5516 Fairhaven Drive, Nashville, TN 37211.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of June, 2021.

GRANTOR: Beth Chapman

Beth Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Beth Chapman**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of June, 2021.

Breanne Miller
Notary Public

July 3, 2023
My Commission Expires

BREANNE MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Breanne Miller

True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

