THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** **File No. 210635773**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me this 27th day of July, 2021. Notary Public My Commission Expires:

SHIRA KING-DAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: Alexia Levison Poe and Charles Thomas Poe 4300 Wallace Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 130 08 0 072.00

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, **William T. Chapman, IV, Trustee of the 4300 Wallace Lane Trust, dated July 7, 2016,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Alexia Levison Poe and Charles Thomas Poe, wife and husband,** their successors and assigns all of his rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 31, on the plat of SNEED ESTATES, as shown on plat of record in Plat Book 2133, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William T. Chapman, IV, Trustee of the 4300 Wallace Lane Trust, Dated July 7, 2016, by Warranty Deed from Patrick Ryan and wife, Susan Ryan, of record in Instrument No. 20160824-0088711, in the Register's Office of Davidson County, Tennessee, dated August 23, 2016 and recorded on August 24, 2016.

Karen Johnson Davidson County
Batch# 705825 **DEEDQC**
08/27/2021 11:02:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210827-0115942

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2021.

, Trustee

William T. Chapman, IV

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 4300 Wallace Lane Trust, dated July 7, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 27th day of July, 2021.

Notary Public

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

My Commission Expires: _____