This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
P O Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 922390 DEEDQC
09/28/2022 08:52:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220928-0107106

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Brandon H. Chrisman 437 Claircrest Drive Antioch, TN 37013	Same as New Owner	162-01-0B-030.00

TRUSTEE'S QUITCLAIM DEED

Whereas, the **Chrisman Trust** was established under an agreement dated September 6, 2019 between William F. Chrisman III as Grantor and William F. Chrisman III as Trustee; and, whereas, Brandon H. Chrisman was appointed to serve as successor trustee of the Chrisman Trust; and

Whereas, William F. Chrisman III, died on June 22, 2022; and, whereas, the terms and conditions of the Chrisman Trust have been fulfilled; and, whereas, the terms of the Chrisman Trust provide the assets of the Trust must be distributed to Brandon H. Chrisman, as the residuary beneficiary of the Chrisman Trust; therefore:

For good and valuable consideration, Brandon H. Chrisman, as Trustee of the Chrisman Trust, hereinafter Grantor, does hereby sell, quitclaim, transfer and convey with fiduciary covenants unto Brandon H. Chrisman, hereinafter Grantee, his heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 30 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.
>
> Being the same property conveyed to William F. Chrisman III, Trustee of the Chrisman Trust dated September 6, 2019, by deed from William F. Chrisman III, unmarried, of record in Instrument number 20190918-0094503, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 437 Claircrest Drive, Antioch, Tennessee.

By executing and delivering this deed, Grantor releases his right to recover the property conveyed if the Trust hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 my hand this 23rd day of September, 2022.

Brandon H. Chrisman, Trustee of Chrisman Trust, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Brandon H. Chrisman, Trustee, with whom I am personally acquainted and who upon oath acknowledged he is the Trustee of the Chrisman Trust and he executed the within and foregoing document in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 23rd day of September, 2022.

Notary Public
My Commission Expires: 2-28-26

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. This conveyance is made to implement a distribution from a trust to a trust beneficiary.

Brandon H. Chrisman, Grantee

Subscribed and sworn to before me this
23rd day of September, 2022.

Notary Public
My Commission Expires: 2-24-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY