Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Leigh Wilson Chappelle and Ryan Chappelle, Co-Trustees **7427 Bridle Dr.** **Nashville, TN 37221**	**142-02-0-140.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Ryan Chappelle and Leigh Wilson Chappelle, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Leigh Wilson Chappelle and Ryan Chappelle, Co-Trustees of the Chappelle Family Revocable Trust dated January 3, 2023** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **7427 Bridle Dr., Nashville, TN 37221**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 958835 **DEEDQC**
01/06/2023 01:40:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230106-0001331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 3rd day of January, 2023.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7/7/25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 3rd day of January, 2023.

RYAN CHAPPELLE

LEIGH WILSON CHAPPELLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leigh Wilson Chappelle and Ryan Chappelle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 3rd day of January, 2023.

Notary Public

My Commission Expires:

7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Cross Timbers, Section 4, as of record in Plat Book 4175, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 179 fronts 85.0 feet on the Southerly side of Bridle Drive and extends back 150.0 feet on the Westerly line and 150.0 feet on the Easterly line to a dead line measuring 85.0 feet thereon.

Being the same property conveyed to Billy B. Simmons and wife, Murietta Kay Simmons by Warranty deed from Gus Bell, Jr. and wife, Alice D. Bell of record in Book 7290, Page 942, Register's Office for Davidson County, Tennessee, dated June 27, 1987 and recorded on July 08, 1987.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

BEING the same property conveyed to Ryan Chappelle and Leigh Wilson Chappelle, husband and wife (as tenants by the entirety) from Billy B. Simmons and Murietta Kay Simmons, married, by warranty deed filed for record on September 21, 2020, Instrument Number 20200921-0107604, as of record in the Register's Office for Davidson County, Tennessee.