Karen Johnson Davidson County
Batch# 1099652 DEEDQC
02/09/2024 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240209-0009261

QUITCLAIM DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 24-0012

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joyce Chapman	Truist Bank	Map: 15003047400, 15003025800 and 15004006000
(NAME) 1409 Rugosa Court	(NAME) P.O. Box 79041	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GALE H. CHAPMAN, III, UNMARRIED, AND MARNIE CHAPMAN TAYLOR, MARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

JOYCE CHAPMAN, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

3508 Gondola Drive, Antioch, TN. 37013 aka Map #15003047400

Being Lot Number 111-B on the Plan of Zone Lot Division, Lots 109 through 114, Chelsea of Priest Lake, Section Two-A, of record in Plat Book 6250, Page 423, and amended in Book 6900, Page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Chapman, unmarried, and Gale H. Chapman, III, married, and Marnie Chapman Taylor, married, as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Joyce Chapman, unmarried, and Gale H. Chapman, III, married and Marnie Chapman Taylor, married, dated February 19, 2019, of record in Instrument 20190221-0015941, said Register's Office.The said Gale H. Chapman, III, now being unmarried.

and,

3030 Chelsea Way, Antioch, TN 37013 aka Map #15003025800

Land in Davidson County, Tennessee, being Lot No. 87-A on the Plan of Zone Lot Division, Lots 85-88, Chelsea of Priest Lake, Section Two-B of record in Plat Book 6250, Page 449, and amended in Plat Book 6250, Page 631, Register's Office for said County, to which reference is made for a more complete

description.

Being the same property conveyed to Joyce Chapman, unmarried, and Gale H. Chapman, III, married, and Marnie Chapman Taylor, married, as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Joyce Chapman, unmarried, and Gale H. Chapman, III, married and Marnie Chapman Taylor, married, dated February 19, 2019, of record in Instrument 20190221-0015941, said Register's Office.

and,

3715 Folkstone Drive, Antioch, TN 37013 aka Map #15004006000

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 35-B, on the Plan of Zone Lot Division, Lots 32 thru 36, Chelsea of Priest Lake, Section One-A, as shown by plat of record in Plat Book 5200, Page 696, and amended in Plat Book 6250, Page 35, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyce Chapman, unmarried, and Gale H. Chapman, III, married, and Marnie Chapman Taylor, married, as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Joyce Chapman, unmarried, and Gale H. Chapman, III, married and Marnie Chapman Taylor, married, dated February 19, 2019, of record in Instrument 20190221-0015941, said Register's Office.

This is improved property, known as 3508 Gondola Drive, Antioch, TN 37013; 3030 Chelsea Way, Antioch, TN 37013; 3715 Folkstone Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 9th day of ~~January,~~ Feb. 2024.

Gale H. Chapman, III

Witness our hands this 25th day of January, 2024.

Marnie Chapman Taylor

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Gale H. Chapman, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 9th day of ~~January,~~ Feb. 2024.

My Commission Expires: 11/2/26

Notary Public

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 Marnie Chapman Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of January, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 9, 2024.

(AFFIANT) – Anita Lester

February 9, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me February 9, 2024.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY