Karen Johnson Davidson County
Batch# 1106945 DEEDQC
03/04/2024 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014705

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

NANCY C. CHAPMAN AND
JOHN T. CHAPMAN
909 Malquin Drive
Nashville, TN 37216

Send Tax Bill to:
Owner

Map-Parcel Numbers:
061-03-0 132.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Marilyn Chapman
Affiant

Subscribed and sworn to before me, this the 1 day of March, 2024.

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Michelle Martin
Notary Public

My Commission Expires:
9.21.24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN T. CHAPMAN, LLC, AN INDIANA LIMITED LIABILITY COMPANY.** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **NANCY C. CHAPMAN AND JOHN T. CHAPMAN, WIFE AND HUSBAND, AND SCOTT RICHARD CHAPMAN, AN UNMARRIED MAN,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> Land in Davidson County, Tennessee, being Lot No. 10, Block "K", on the Plan of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nancy C. Chapman and John T. Chapman, wife and husband and Scott Richard Chapman, an unmarried man, from Corey Simmons and Amberly Simmons F/K/A Amberly Culver, husband and wife by Warranty Deed dated July 21, 2021 of record in Instrument No. 20210722-0098423, Registers Office for Davidson county, Tennessee.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 909 Malquin Drive, Nashville, TN 37216.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1 day of March, 2024.

JOHN T. CHAPMAN, LLC, an Indiana Limited Liability Company

JOHN T. CHAPMAN, MEMBER

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN T. CHAPMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the John T. Chapman, LLC by the said John T. Chapman as such member.

Witness my hand and official seal this 1 day of March, 2024.

My commission expires: 9.21.26

Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-1-24.

Affiant Signature

3-4-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY