BOX 14
37 101-8

QUITCLAIM DEED

Karen Johnson
Batch # 1108943
03/08/2024 10:12:35 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240308-0016227

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2024.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chapman + Lenox, LLC, a Tennessee limited liability company	**OWNER**	**Map 092-06-0 Parcel 466-00**
2204 Eulas Court		
Nolensville, TN 37135		

THE PURPOSE FOR THIS CONVEYANCE IS TO SEPARATE THIS PARCEL INTO TWO SEPARATE TAX PARCELS WITH SEPARATE TAX PARCEL IDENTIFICATION NUMBERS.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chapman + Lenox, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Chapman + Lenox, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: Lot 75

Being Lot No. 75 on the Map of Faulconer and Ashcraft's Subdivision of record in Plat Book 57, Page 121, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Chapman + Lenox, LLC, a Tennessee limited liability company, by Warranty Deed dated March 6, 2024, from Marilyn Pruitt and Renaldo Pruitt, Heirs-at-Law of Mary N. Johnson Pruitt, of record in Instrument No. 20240308-0016223, said Register's Office for Davidson County, Tennessee.

TRACT II: Lot 76

Being Lot No. 76 on the Map of Faulconer and Ashcraft's Subdivision of record in Plat Book 57, Page 121, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Chapman + Lenox, LLC, a Tennessee limited liability company, by Warranty Deed dated March 6, 2024, from Marilyn Pruitt and Renaldo Pruitt, Heirs-at-Law of Mary N. Johnson Pruitt, of record in Instrument No. 20240308-0016223, said Register's Office for Davidson County, Tennessee.

THE PURPOSE FOR THIS CONVEYANCE IS TO SEPARATE THIS PARCEL INTO TWO SEPARATE TAX PARCELS WITH SEPARATE TAX PARCEL IDENTIFICATION NUMBERS.

This is Improved (____) Unimproved (__x__) property, known as: **2715 Batavia Street, Nashville, TN 37208**

Witness my/our hand(s) this **6th** day of **March, 2024.**

Chapman + Lenox, LLC, a Tennessee limited liability company

BY: _____
Christopher Chapman, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally Christopher Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Chapman + Lenox, LLC, a Tennessee limited liability company, within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **March, 2024.**

_____
Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY