Karen Johnson Davidson County
Batch# 1124238 DEEDQC
04/18/2024 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240418-0027551

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ronald Lee Grubbs, Jr. and Barbara Whalen Grubbs, Co-Trustees 426 Lynwood Boulevard Nashville, TN 37205	Same	116 15 0 094.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, WILLIAM T. CHAPMAN, IV, TRUSTEE OF THE 426 LYNNWOOD TRUST DATED 2/28/14 (the "Grantor"), hereby quitclaim and convey to RONALD LEE GRUBBS, JR. and BARBARA WHALEN GRUBBS, CO-TRUSTEES OF THE RLG/BWG COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest as trustee in that certain real property in Davidson, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 426 Lynwood Boulevard, Nashville, Tennessee.

[Remainder of page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12TH day of April, 2024.

Trustee

WILLIAM T. CHAPMAN, IV, TRUSTEE
OF THE 426 LYNNWOOD TRUST
DATED 2/28/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid William T. Chapman, IV, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 12TH day of April, 2024.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 17 day of April, 2024.

Notary Public
My Commission Expires:

NICOLE DENISE GOLDSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 12, 2024 (date of document).

Affiant Signature

04/17/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of April, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

