QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of November, 2024.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires (AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1205653 DEEDQC
11/15/2024 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089264

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
John Kent Chapin & John H. and Dianne D. Chapin Living Trust dated May 21, 2012 5340 Bellflower Hills Hermitage, TN 37076	Same as Owner	086-16-0A-143.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **JOHN KENT CHAPIN and DIANNE DUNN CHAPIN** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **JOHN KENT CHAPIN ("Grantee Chapin")** and the **JOHN H. AND DIANNE D. CHAPIN LIVING TRUST DATED MAY 21, 2012 ("Grantee Trust")** (Grantee Chapin and Grantee Trust also collectively referred to hereinafter as "Grantee"), as tenants in common with right of survivorship, said right of survivorship being determinable based upon the lives of Grantee Chapin as to him, and of Dianne D. Chapin as to the Grantee Trust), and to their heirs, successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Townhome Unit 143 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66- 27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No. 20230426-0030534, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Being the same property conveyed to John Kent Chapin and Dianne Dunn Chapin as tenants in common with right of survivorship by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, recorded in Instrument No. 20241002-0076384, Register's Office for Davidson County, Tennessee.

This is improved property known as 5340 Bellflower Hills, Hermitage, TN 37076.

For sake of complete clarity, it is the intention of this conveyance for Grantee Chapin to succeed to sole ownership of the Property upon the death of Dianne D. Chapin if he survives her, and for the Grantee Trust to succeed to sole ownership of the Property upon the death of Grantee Chapin if survived by Dianne D. Chapin.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 14 day of November, 2024.

John Kent Chapin, Grantor

Dianne Dunn Chapin, a/k/a Dianne D. Chapin, Grantor

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 John Kent Chapin, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signatures to the within instrument, and further upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 12 day of November, 2024.

Commission Expires: 3-3-2026

Kimberley C Kindall
Notary Public



STATE OF GEORGIA)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianne Dunn Chapin, a/k/a Dianne D. Chapin, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signatures to the within instrument, and further upon oath acknowledged that she did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 14 day of November, 2024.

Commission Expires: March 27, 2026

Notary Public

Notary Public
Louise Stefani
Cobb County, GA
Exp. March 27, 2026

Certificate of Authenticity

I, Anthony N. Greco, 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 the 14 day of November, 2024.

Anthony N. Greco, Affiant

11-14-24
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14 day of November, 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027