THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00

Cheryl Hoppe Chunn
Affiant

Subscribed and sworn to before me this 7th day of January 2025.

Sonya Shepard
Notary Public

SONYA SHEPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Address New Owner (s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clifton Boyce Chunn, Jr., Trustee of the Clifton Boyce Chunn, Jr. Revocable Trust, and Cheryl Hoppe Chunn, Trustee of the Cheryl Hoppe Chunn Revocable Trust 2132 Old Hickory Blvd Nashville TN 37215	Same	158 00 0 017.00

Karen Johnson Davidson County
Batch # 1228549 DEEDQC
01/21/2025 12:27:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20250121-0004530

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Clifton B. Chunn, Jr. and wife, Cheryl Hoppe Chunn, as tenants by the entireties with the right of survivorship** (the "Grantors"), do hereby quitclaim and convey unto **Clifton Boyce Chunn, Jr., Trustee under The Clifton Boyce Chunn, Jr. Revocable Trust dated January 7, 2025,** as to 1/2 undivided interest, **and Cheryl Hoppe Chunn, Trustee under The Cheryl Hoppe Chunn Revocable Trust dated January 7, 2025,** as to 1/2 undivided interest, (the "Grantees"), (the "Grantees"), their heirs and assigns, all of Grantors' right, title, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

LAND in the 7th (formerly 11th) Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of J. P. Wallace Subdivision of the 19.5 acre tract, not of record, described according to a survey made for Watkins & Murray, Surveyors, October 29, 1948, as follows:

BEGINNING in the center of Old Hickory Boulevard, at the southwest corner of the property conveyed to Bates R. Parman and wife, by deed from Frances E. Wallace and husband, of record in Book 1681, page 521, Register's Office for Davidson County, Tennessee, being the corner of Lot Nos. 6 and 7; thence with the line between said two lots, North 19 deg. East, 665 feet, more or less, to a point in the center of Otter Creek; thence with the center of said Creek, as follows: South 43 deg. 30' West 60 feet, South 64 deg. 30' West'72 feet; South 82 deg. 30' West 80 feet and South 64 deg. 30' West 75 feet to the corner of Lot Nos. 7 and 8; thence with the line between said two lots, South 16 deg. West 530 feet, more or less, to the center of Old Hickory Boulevard; thence with the center of same, South 75 deg. 20' East 150 feet to the beginning, containing 2.1 acres, more or less.

BEING the same property conveyed to Clifton B. Chunn, Jr. and wife, Cheryl Hoppe Chunn, as tenants by the entireties with the right of survivorship by quitclaim deed from Clifton B. Chunn, Jr., a single person, dated September 20, 1999, of record in Book 11685, page 539, Register's Office for Davidson County, Tennessee.

This is improved property located at 2132 Old Hickory Blvd, Nashville TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in *fee* simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

These Trusts ("The Clifton Boyce Chunn, Jr. Revocable Trust" and "The Cheryl Hoppe Chunn Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 7th DAY OF JANUARY 2025.

Clifton B. Chunn, Jr.

Cheryl Hoppe Chunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Sonya Shepard, a Notary Public of said County and State, appeared **Clifton B. Chunn, Jr.** and **Cheryl Hoppe Chunn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of January 2025.

NOTARY PUBLIC

SONYA SHEPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires