AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3369149

Karen Johnson Davidson County
Batch# 1239657 DEEDQC
02/21/2025 01:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250221-0013069

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 116 04 0 185.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 6th day of Febru, 2025, by and between **William T. Chapman, IV, Trustee of the 814 South Wilson Boulevard Trust dated September 3, 2020,** residing at 814 South Wilson Boulevard, Nashville, TN 37215, hereinafter referred to as Grantor(s) and **Thomas Keener Billups, Jr. and Allison M. Billups, husband and wife, as tenants by the entirety,** residing at 814 South Wilson Boulevard, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 814 South Wilson Boulevard, Nashville, TN 37215

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/18/2020 under Instrument Number: 20201218-0150270 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

, Trustee

William T. Chapman, IV, Trustee of the 814 South Wilson Boulevard Trust dated September 3, 2020

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **William T. Chapman, IV, Trustee of the 814 South Wilson Boulevard Trust dated September 3, 2020,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 6th day of February, 2025.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Thomas Keener Billups JR
Affiant

Print Name: Thomas Keener Billups JR

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 6 day of February, 2025

Notary Public
My Commission Expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Thomas Keener Billups, Jr. and Allison M. Billups
814 South Wilson Boulevard
Nashville, TN 37215

Name and address of property owner:

Thomas Keener Billups, Jr. and Allison M. Billups
814 South Wilson Boulevard
Nashville, TN 37215

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 6 and the northerly 40 feet of Lot No. 7 of Block "K" on the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said southerly 40 feet of Lot No. 6 and the northerly 40 feet of Lot No. 7 front together 80 feet on the easterly margin of Wilson Boulevard and extend back 221 feet 3 inches between parallel lines to an alley.

Being the same property as conveyed from HR Properties of Tennessee, a Tennessee general partnership to William T. Chapman, IV, Trustee of the 814 South Wilson Boulevard Trust, dated September 3, 2020 as set forth in Deed Instrument #20201218-0150270 dated 11/06/2020, recorded 12/18/2020, DAVIDSON County, TENNESSEE.

Parcel ID Number: 116 04 0 185.00

Property commonly known as: 814 South Wilson Boulevard, Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Laurie Rux, 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 February 6, 2025.

Laurie Rux
Affiant Signature

2.14.2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14th day of February 2025.

Matthew S. D
Notary's Signature

MY COMMISSION EXPIRES: 09/10/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2026
Commission number 1340136
Member, Pennsylvania Association of Notaries

3369149