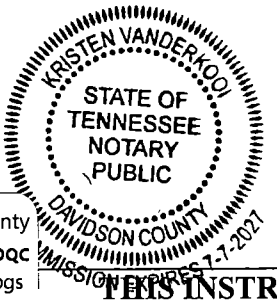
TRUSTEE QUITCLAIM DEED



State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0.00.

K R. Chandler
Affiant

Subscribed and sworn to before me, this the 10th day of ~~February~~ March 2025.

Kristen Vanderkooi
Notary Public

My commission expires: 7/7/2027

(AFFIX SEAL)

Karen Johnson
Batch # 1244580
03/10/2025 11:13:29 AM
Fees: $32.00 Taxes: $0.00

Davidson County
DEEDQC
6 pgs

20250310-0017768

THIS INSTRUMENT WAS PREPARED BY
Vanderkooi Law, PLC
4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Karen Adrienne Chandler, et al	**Owner**	**059150047.00**
2525 Shreeve Lane		
Nashville, TN 37207		

WHEREAS the James Herbert Chandler, Jr. Revokable Trust, executed December 19, 2018 (herein "GRANTOR"), is the owner of certain property located in Davidson County, Tennessee, said property is more particularly described in **Exhibit A**. Being the same property conveyed to Grantor by Executor Quitclaim Deed from the Estate of James Herbert Chandler, Jr. dated March 10, 2025, and recorded, Instrument No. 20250310-0017767, in the Register's Office of Davidson County, Tennessee.

WHEREAS the James Herbert Chandler, Jr. Revokable Trust appoints Kevin Chandler as Trustee and directs him that upon the death of Settlor, James Herbert Chandler, Jr., to distribute all trust assets in equal shares to Kevin Adrian Chandler, Karen Adrienne Chandler, and Jana Lynne Chandler Adesegun free of trust. Trust Certification attached as **EXHIBIT B**.

NOW, THEREFORE, PURSUANT TO THE TERMS OF THE TRUST, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kevin Adrian Chandler, with authority as Trustee of the James Herbert Chandler, Jr. Revokable Trust, executed December 19, 2018.

HAS QUITCLAIMED, ALL RIGHT, TITLE AND INTEREST, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Kevin Adrian Chandler, Karen Adrienne Chandler, and Jana Lynne Chandler Adesegun as Tenants in Common.

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED PARTICULARLY IN EXHIBIT A:

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is **Improved** property, known as: 2525 **Shreeve Lane, Nashville, TN 37207.**

Executed this 10 day of **March 2025.**

Kevin Adrian Chandler, Trustee

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 **Kevin Adrian Chandler, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **March 2025.**

Notary Public **My Commission Expires:** 7/7/2027

KRISTEN VANDERKOOI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

EXHIBIT A

2525 Shreeve Lane, Nashville, TN 37207 Property Description:

Land in Davidson County, Tennessee, being Lot No. 83 on the map of Haynes Heights, Section II, as of record in Book2331, page 59, Register's Office for said County.

Said Lot No. 83 fronts 139 feet on the westerly side of Shreeve Lane and runs back278.9 feet on the northerly line and 314.8 feet on the southerly line to a dead line in the rear, measuring 97.5 feet thereon.

EXHIBIT

B

THIS INSTRUMENT PREPARED BY:
Vanderkooi Law, PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

CERTIFICATION OF TRUST

THIS CERTIFICATION OF TRUST with respect to the James Herbert Chandler, Jr. Revokable Trust executed December 19, 2018 (hereinafter the "Trust"), Settlor, James Herbert Chandler, Jr., deceased, is made and presented pursuant to and in conformity with the provisions of Tenn. Code Ann. § 35-15-1013.

1. The Trust was established by instrument dated December 19, 2018, and remains in existence.

3. The Settlor and current Trustee of the Trust and his address are as follows:

Kevin Adrian Chandler
3796 Priest Lake Dr.
Nashville, TN 37217

4. The Successor Trustees named in the Trust, Succession is in order as listed effective on the occasion that the named Trustee cease to act or be incompetent to act, their current addresses are as follows:

a. **Karen Adrienne Chandler**
2525 Shreeve Lane
Nashville, Tennessee 37207

b. **Jana Lynne Chandler Adesegun**
4213 Citation Place
Snellville, GA 30039

5. The beneficiaries of the Trust are Kevin Adrian Chandler, Karen Adrienne Chandler and Jana Lynne Chandler Adesegun (addresses above) in equal portions.

6. The administrative and/or managerial powers of the trustees, collectively, include the power to sell, lease, mortgage, hypothecate, and otherwise convey real property and interests therein, without requiring the consent or joinder therein of the Trust's beneficiaries.

6. The Trust has the ability to loan funds and to hold secured indebtedness for funds loaned.

7. As of the date hereof, the Trust is irrevocable.

8. A third party may rely upon the authority of the person named in Paragraph 3 above as a successor or substitute trustee, without requiring proof of this, her, or their succession or

substitution.

9. All assets forming part of the trust estate established by the trust should be titled as follows: **The James Herbert Chandler, Jr. Revokable Trust executed December 19, 2018**

10. To the best of the trustee's knowledge, information, and belief, the Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect or misleading.

IN WITNESS WHEREOF, the Trustee has executed this Certificate of Trust on the 10th day of March 2025.

KEVIN ADRIAN CHANDLER
Trustee of
James Herbert Chandler, Jr. Revokable Trust
executed December 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kevin Adrian Chandler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of James Herbert Chandler, Jr. Revokable Trust executed December 19, 2018, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the James Herbert Chandler, Jr. Revokable Trust executed December 19, 2018, as such Trustee.

Witness my hand at office, this 10th day of March, 2025.

Kristen Vanderkooi
Notary Public

My Commission Expires: 7/7/2027

KRISTEN VANDERKOOI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027