Karen Johnson Davidson County
Batch # 1248518 DEEDQC
03/20/2025 11:42:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250320-0020440

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 13 DAY OF March 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JAD A. DUNCAN DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Robert F. Chaffin Revocable Living Trust	**Same**	**142130C01400CO**
(NAME) **8581 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Robert F. Chaffin, unmarried,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Robert F. Chaffin, Trustee of the Robert F. Chaffin Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Robert F. Chaffin Revocable Living Trust, Dated March 18, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 8581 together with carport designated No. 8581-C on the Plan of River Plantation, Section X, Phase IIA, of record in Plat Book 7900, Pages 956 and 957, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Two, Phase One, a horizontal property regime established by Master Deed of record in Book 9394, Page 598, annexed in Book 9669, Page 111, said Register's Office.

Being the same property conveyed to Martha M. Tygard, unmarried, from Margaret R. Berry, unmarried, by Warranty Deed recorded on February 19, 2002, in Instrument No. 20020219-0020871, Register's Office for Davidson County, Tennessee. The said Martha M. Tygard died testate on February 5, 2015. By virtue of the Last Will and Testament of Martha M. Tygard, the subject property was devised to Charles R. Tygard, Jr., and Walter Scott Tygard. See Docket No. 15P-734, Probate Court Clerk's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert F. Chaffin, unmarried, by warranty deed from Charles R. Tygard, Jr., and Walter Scott Tygard, dated July 30, 2015, of record in Instrument No. 20150805-0077874, in the Register's Office of Davidson County, Tennessee.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees. (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 956 and 957, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants of record in Book 7389, Page 924, said Register's Office. (4) Master Deed and By-Laws in Book 9394, Page 598; Book 9669, Page 111 (Annexation of Section 10, Phase 1); and Book 9394, Page 638, (Rules and Regulations, Section 10) said Register's Office. (5) By-Laws in Book 9394, Page 613, and Instrument No. 20081203-0117316, said Register's Office. (6) Charter for Homeowners Association in Book 7402, Page 591, said Register's Office. (7) Easement and Right of Way to TVA for transmission lines (by Declaration of Taking) of record in Book 2277, Page 619, said Register's Office. (8) Final Judgment regarding power lines of record in Book 3028, Page 605, said Register's Office.

Previous conveyances of record included in the aforementioned legal description.

Unimproved ( )
This is improved (X) property, known as: **8581 Sawyer Brown Rd., Nashville, TN 37221**

Witness our hands, this the 18th day of March, 2025.

Robert F. Chaffin
ROBERT F. CHAFFIN

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 **ROBERT F. CHAFFIN** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 18th day of March, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026