Karen Johnson
Batch # 1301691
07/24/2025 08 19 12 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250724-0058401

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 21st day of July, 2025* *Notary Public* *My commission expires 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 5-21-2028

QUITCLAIM DEED

Name and Address of New Owner:
The Two Peas in a Pod Trust
Christopher Charles Chapela and Sheree Lyn Chapela, Trustees
5928 Abbott Drive.
Nashville, TN 37211

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
5928 Abbott Drive. Nashville, TN 37211	172-02-0-025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER C. CHAPELA AND SHEREE L. CHAPELA, HUSBAND AND WIFE,** hereinafter called "**GRANTORS,**" hereby convey and quitclaim unto **THE TWO PEAS IN A POD TRUST, CHRISTOPHER CHARLES CHAPELA AND SHEREE LYN CHAPELA, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of The Highlands Annex of record in Plat Book 5210, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher C. Chapela and Sheree L. Chapela, husband and wife, from R. Kelly Smith and wife, Patricia W. Smith, by Deed dated October 14, 2021, Instrument Number 20211018-0139376, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 21st day of July, 2025.

CHRISTOPHER C. CHAPELA

SHEREE L. CHAPELA

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **CHRISTOPHER C. CHAPELA AND SHEREE L. CHAPELA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC