This instrument prepared by:

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Karen Johnson Davidson County
Batch # 1311734 DEEDQC
08/19/2025 01 15 30 PM 3 pgs
Fees $17 00 Taxes $0 00
20250819-0066255

NOTE TO REGISTER Upon recording, please return the recorded instrument to JOHN R REYNOLDS, Attorney at Law, Suite 114, Center615, 615 Main Street, P. O Box 190481, Nashville TN 37219-0481

Address New Owner(s) as follows: **STEPHEN CORY CHAPMAN, 605 Cottonwood Drive, Hermitage Tennessee 37076**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel Nos. **09610005700**

QUITCLAIM DEED

For and in consideration of the sum of **ONE ($1.00) DOLLAR**, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt, value and adequacy of which are hereby acknowledged, I, **ALEXANDRA CHARLOTTE SUTHERLAND**, hereinafter referred to as Grantor, have and hereby convey, transfer, remise, release, relinquish and quitclaim to **STEPHAN CORY CHAPMAN**, his heirs and assigns, hereinafter referred as Grantee, all of my right, title and interest in and to that certain tract or parcel of Real Property in Metropolitan Nashville and Davidson County, State of Tennessee, and located at and known as 605 Cottonwood Drive, Hermitage, Tennessee 37076, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is X **improved**/___ **unimproved** Real Property known as 605 Cottonwood Drive, Nashville, Davidson County, Tennessee.

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This is a transfer of appreciated marital property between spouses in connection with a divorce and property settlement in the matter of Shephen Cory Chapman v. Alexandra Charlotte Sutherland Chapman, Fourth Circuit Court, Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee, Case No. 25D-0493, and is not a sale or exchange or other disposition of property. No privilege tax is due and payable pursuant to **Tennessee Code Annotated, Section 67-4-409(a)(3)(A).**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of July 2025.

ALEXANDRA CHARLOTTE SUTHERLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **ALEXANDRA CHARLOTTE SUTHERLAND** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named Grantor, and that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July 2025.

Notary Public

My commission expires November 3, 2025

JESSE LEE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer, is $245,000

Affiant

JOHN R. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RealEstate ChapmanStephen.Quitclaimdeed

Sworn to and subscribed before me this 15th day of August 2025. John R. Reynolds, Notary Public
My Commission expires 09082025.

EXHIBIT A

Land in Davidson County, Tennessee, begin Lot No. 109 on the plan of CLOVERHILL, SECTION II, as shown of record in Plat Book 2133, Page 46, Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen C. (Cory) Chapman by deed from Bradley Eaker and wife Mary Elaine Eaker and shown of record as Instrument No 20150714-0068383

A.S.