Karen Johnson Davidson County
Batch # 1351745 DEEDQC
12/01/2025 09 39 54 AM 9 pgs
Fees $47 00 Taxes $0 00
20251201-0094857

G#4886-2 BOX #14

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Doris Ann Chadwell, et al 3939 East Ridge Drive Nashville, TN 37211	"New Owners"	148 14 0 012 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, we, **Doris Ann Chadwell, an un-remarried widow, Lynn C. Boone, an unmarried woman, Thomas A. Chadwell, a married man, Leigh Ann Shacklett, an unmarried woman, Robert A. Chadwell, a married man, Caleb Chadwell, an unmarried man, and Savannah Chadwell, an unmarried woman, as the heirs-at-law and/or beneficiaries of Hugh Chadwell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Doris Ann Chadwell, an un-remarried widow, as to a life estate for the remainder of her natural life, with remainder upon the death of Doris Ann Chadwell, to Lynn C. Boone, an unmarried woman, as to an undivided one-fifth or twenty (20.0%) percent interest, Thomas A. Chadwell, a married man, as to an undivided one-fifth or twenty (20.0%) percent interest, Leigh Ann Shacklett, an unmarried woman, as to an undivided one-fifth or twenty (20.0%) percent interest, Robert A. Chadwell, a married man, as to an undivided one-fifth or twenty (20.0%) percent interest, Caleb Chadwell, an unmarried man, as to an undivided one-tenth or ten (10.0%) percent interest, and Savannah Chadwell, an unmarried woman, as to an undivided one-tenth or ten (10.0%) percent interest, as tenants in common,** hereinafter called the Grantees, their heirs and/or assigns, all of Grantors' right, title and interest, subject to said life estate, in and to certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 150 on the Map of Locustwood Subdivision, Section II, as of record in Book 2331, Page 147, Register's Office for Davidson County, Tennessee

SAID Lot No, 150 fronts 108 feet on the westerly side of East Ridge Drive and runs back 243.4 feet on the southerly line and 241.4 feet on the northerly line to a dead line in the rear on which it measures 108 feet.

BEING all of the same property conveyed to Hugh Chadwell and wife, Agnes C. Chadwell, by Warranty Deed dated December 3rd, 1957, from A. S. Johnson, of record in Book 2706, Page 99, Register's Office for Davidson County, Tennessee. The said Agnes C Chadwell

died on March 26, 1992, and title vested solely in Hugh Chadwell as surviving tenant by the entirety,. The said Hugh Chadwell died on December 4, 2023.

PURSUANT to Affidavits of Heirship recorded in the Register's Office for Davidson County, Tennessee, Doris Ann Chadwell, Lynn C, Boone, Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell and Savannah Chadwell were established as the sole heirs-at-law of Hugh Chadwell.

The late Hugh Chadwell did execute a form of Last Will and Testament, a copy of which is recorded as an Exhibit A to an Affidavit of Heirship signed by Lynn C. Boone and recorded as Instrument 20250815-0065096, said Register's Office, The said Will has not been submitted for probate in any jurisdiction, and the undersigned intend to refrain from initiating any probate proceeding. Doris Ann Chadwell, Lynn C. Boone, Thomas A. Chadwell, Leigh Ann Shacklett, and Robert A. Chadwell are named in the un-probated Will as all and the only beneficiaries or devisees of the property as described above, with a life estate be vested in Hugh Chadwell's wife, Doris Ann Chadwell.

TO the extent that Doris Ann Chadwell would have been entitled to assert or claim a spouse's elective share, as to a one-third ownership interest in the herein described property as Hugh Chadwell's spouse at the time of his death, the said Doris Ann Chadwell has intended to and does convey her entire ownership interest and/or claim to be vested as recited above (while retaining a life estate for herself, as set out under the said Will).

The undersigned acknowledge that the terms and conditions of property ownership, as described in the un-probated Will, appear to specify that each remainderman must survive the life tenant in order to actually receive or be vested with an effective remainder interest. Therefore, those named remaindermen who survive the life tenant stood to possibly receive a larger share of the property in the event that any of their siblings predeceased the life tenant. The undersigned, each for themselves and collectively, have determined to eliminate or avoid the "survivorship requirement", and each of the named remaindermen listed above shall be deemed vested in such remainder interest. In the event that any remainderman or remaindermen subsequently predecease the above-named life tenant, then in such event, the heirs or devisees of the predeceased remainderman shall take and receive the remainder interest specified upon the death of the life tenant. This voluntary and intentional agreement on the part of the remaindermen is recognized to conflict with the terms and conditions which would have applied under the Will had the same been probated, but this voluntary and intentional agreement shall nonetheless control, even in light of such conflict and contradiction.

The undersigned acknowledge that the terms and conditions of property ownership, as described in the un-probated Will, would have excluded the children of Hugh Chadwell's late son John Michael Chadwell, who died March 8, 2015 (prior to the death of Hugh Chadwell) The children of the late John Michael Chadwell, namely Caleb Chadwell and

Savannah Chadwell, are included in the vesting of the above-described remainder interest by means of this voluntary and intentional agreement on the part of all of the remaindermen listed above. Any dilution or redistribution of ownership which results from the inclusion of Caleb Chadwell and Savannah Chadwell as vested remaindermen is hereby expressly approved, ratified and confirmed.

Since the Grantees are in complete agreement as to the disposition of the subject property, and since they are all and the only interested parties with respect to the subject property, they have each executed and delivered this quitclaim deed to confirm and implement their agreed joint ownership of the property, or the remainder interest in the same, as tenants in common.

THE property conveyed herein is not the principal place of residence of any party other than Doris Ann Chadwell.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC , BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF

THIS is improved property, known as. 3939 East Ridge Drive, Nashville, TN 37211

This quitclaim deed may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. It is anticipated that each of the undersigned will sign and deliver individual and separate signature pages and notary acknowledgements

IN WITNESS WHEREOF, this instrument has been executed effective this 20th day of October, 2025

Doris Ann Chadwell

Doris Ann Chadwell

Lynn C. Boone

Lynn C. Boone

Signatures continue on the following pages.

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 Doris Ann Chadwell and Lynn C. Boone, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 20th day of October, 2025.

My Commission Expires: Sept. 3rd, 2029

Jessica D Puckett
Notary Public

JESSICA D PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Lynn C. Boone
Affiant

Subscribed and sworn to before me this the 20th day of October, 2025.

My Commission Expires Sept. 3rd, 2029

Jessica D. Puckett
Notary Public

JESSICA D PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Continuation of signature page to Quitclaim Deed executed by Doris Ann Chadwell, Lynn C. Boone, Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell (separate page for each of Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell).

IN WITNESS WHEREOF, this instrument has been executed effective this 15th day of October, 2025.

Thomas A. Chadwell

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, Thomas A. Chadwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 15th day of October, 2025

My Commission Expires Sept. 3rd 2029

Notary Public

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Continuation of signature page to Quitclaim Deed executed by Doris Ann Chadwell, Lynn C. Boone, Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell (separate page for each of Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell).

IN WITNESS WHEREOF, this instrument has been executed effective this 14 day of October, 2025.

Leigh Ann Shacklett

Leigh Ann Shacklett

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, Leigh Ann Shacklett, 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 office at Nashville, Tennessee, this 14th day of October, 2025.

My Commission Expires: Sept. 3rd 2029

Jessica D. Puckett

Notary Public

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Continuation of signature page to Quitclaim Deed executed by Doris Ann Chadwell, Lynn C. Boone, Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell (separate page for each of Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell).

IN WITNESS WHEREOF, this instrument has been executed effective this 16th day of October, 2025.

Caleb Chadwell
Caleb Chadwell

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, Caleb Chadwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 16th day of October, 2025.

My Commission Expires: Sept. 3rd 2029

Jessica D. Puckett
Notary Public

JESSICA D PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Continuation of signature page to Quitclaim Deed executed by Doris Ann Chadwell, Lynn C. Boone, Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell (separate page for each of Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell).

IN WITNESS WHEREOF, this instrument has been executed effective this 29 day of October, 2025.

Robert A Chadwell

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 A Chadwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 29th day of October, 2025.

My Commission Expires: Sept. 3rd, 2029

Notary Public

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Continuation of signature page to Quitclaim Deed executed by Doris Ann Chadwell, Lynn C. Boone, Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell (separate page for each of Thomas A. Chadwell, Leigh Ann Shacklett, Robert A. Chadwell, Caleb Chadwell, and Savannah Chadwell).

IN WITNESS WHEREOF, this instrument has been executed effective this 29th day of October, 2025.

Savannah Chadwell

STATE OF TENNESSEE)
COUNTY OF ~~Tennessee~~ Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Savannah Chadwell, 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 office at Ashland City, Tennessee, this 29th day of October, 2025.

My Commission Expires: 5/9/26

Notary Public

MELODY M. SLEEPER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN