Karen Johnson Davidson County
Batch# 1353849 DEEDQC
12/04/2025 12:05:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20251204-0096498

File No: 2301-296867 lel3
Grantor's Loan No. 10094231

After Recording, Send to:
Barbara L. Chadwick, Trustee of the Barbara L. Chadwick Trust dated April 17, 2015, as amended and restated January 30, 2024
4509 Glendale Place, Nashville, TN 37215

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Barbara L. Chadwick, Trustee of the Barbara L. Chadwick Trust dated April 17, 2015, as amended and restated January 30, 2024, 4509 Glendale Place, Nashville, TN 37215

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 131-07-0-035-00

QUITCLAIM DEED

Barbara L. Chadwick, Trustee of the Barbara L. Chadwick Trust dated April 17, 2015, as amended and restated January 30, 2024, who acquired title as Barbara L. Chadwick, Trustee, and her successors in trust, of the Barbara L. Chadwick Trust dated April 17, 2015, as amended ("Grantor"), of **4509 Glendale Place, Nashville, TN 37215**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Barbara L. Chadwick, Trustee of the Barbara L. Chadwick Trust dated April 17, 2015, as amended and restated January 30, 2024** ("Grantee"), whose tax mailing address is **4509 Glendale Place, Nashville, TN 37215,** with quitclaim covenants, his/her/their interest in the following described real estate:

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Lone Oak Heights, as of record in Plat Book 1424, Page 2, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

A.P.N.: 131-07-0-035-00

Property Address is: 4509 Glendale Place, Nashville, TN 37215

Being the same property conveyed to Barbara L. Chadwick, Trustee and her successors in trust, of Barbara L. Chadwick Trust dated April 17, 2015 from Barbara L. Chadwick by Deed of Conveyance in Instrument 20240130-0006463 in the Register's Office for Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 24 November, 2025:

Barbara L. Chadwick, Trustee

Barbara L. Chadwick, Trustee of the Barbara L. Chadwick Trust dated April 17, 2015, as amended and restated January 30, 2024, who acquired title as Barbara L. Chadwick, Trustee, and her successors in trust, of the Barbara L. Chadwick Trust dated April 17, 2015, as amended

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Barbara L. Chadwick** personally known to me, or has produced TN. D. L., as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24 day of November 2025.

Helen F. Mackey
Notary Public

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

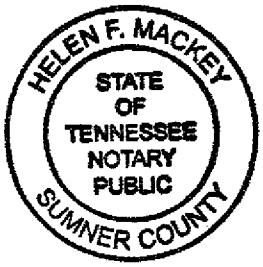
Barbara L. Chadwick
Affiant Barbara L. Chadwick

Subscribed and sworn to before me on this the 24 day of November, 20 25.

Helen F Mackey
Notary Public

My Commission Expires: 06·29·27

SEAL



File Number: 2301-296867

Tennessee Certification of Electronic Document

I, Christine N. Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/24/2025 (date of Document).

Christine N. Young

Christine N. Young

12-3-25

Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF PLACER

Subscribed and sworn to (or affirmed) before me on this 3rd day of December, 2025,

by Christine N. Young,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

A. L. Booth

NOTARY PUBLIC

A. L. BOOTH
Notary Public - California
Placer County
Commission # 2501026
My Comm. Expires Sep 30, 2028