QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1365957 DEEDQC
01/06/2026 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000611

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Gabrielle Van Buren Chapple **4312 Scenic Drive** **Nashville, TN 37204**	**Same**	**131 08 0 091.00**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the case styled Gabrielle Van Buren Chapple v. Craig William Chapple, Davidson County Third Circuit Court No. 24D-714, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 17th **day of** November **2025.**

Notary Public

My Commission Expires: 11-08-2028

PATRICK DANIEL BRENNAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

WHEREAS, Craig William Chapple ("Grantor") and Gabrielle Van Buren Chapple ("Grantee") were married and obtained a divorce by Final Decree of Divorce entered on November 12, 2025; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled Gabrielle Van Buren Chapple v. Craig William Chapple, Davidson County Third Circuit Court No. 24D-714; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Craig William Chapple, the Grantor, does hereby convey, remise, release and forever quitclaim

unto Gabrielle Van Buren Chapple, the Grantee, her heirs and assigns, all of his legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows, and any interest Grantor may have therein is hereby divested from him and vested in the Grantee:

> Land in DAVIDSON County, Tennessee, being Lot No. 45 on the Map of Glendale Park, Section I, as of record in Book 1130, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Craig Chapple and Gabrielle Van Buren Chapple, husband and wife, by Warranty Deed of record at Instrument No. 20240402-002270 dated April 1, 2024 and recorded April 2, 2024, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
>
> This is improved property, known as 4312 Scenic Drive, Nashville, TN 37204.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17 day of November, 2025.

CRAIG WILLIAM CHAPPLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CRAIG WILLIAM CHAPPLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2025.

Notary Public

My commission expires: 11-08-2028

PATRICK DANIEL BRENNAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Tennessee Certification of Electronic Document

I, Heather Guthrie, 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 **November 17, 2025** (date of document).

Heather Guthrie
Affiant Signature

January 5, 2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **5th** day of **January**, 2**026**.

Danielle Crane
Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

