QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1382375 DEEDQC
02/18/2026 07:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY, and return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Craig William Chapple	**Same as New Owner**	
	(NAME)	
4523 Beacon Drive		**130-15-0-043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Janice C. Chapple and Douglas Charles Chapple, Trustees of the Janice C. Chapple Living Trust dated May 10, 1995, and any amendments thereto and Douglas Charles Chapple and Janice C. Chapple, Trustees of the Douglas Charles Chapple Living Trust dated May 10, 1995, and any amendments thereto,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Craig William Chapple, an unmarried man,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 4 of Block S on the Plan of Tyne Meade, Section 4 of record in Book 1424, Page 25, Register's Office for said County.

Said Lot No. 4 fronts 116.7 feet on the Easterly margin of Beacon Drive and extends back 394.7 feet on the Northerly line, and 377.1 feet on the Southerly line to a dead line on the rear on which it measures 173.25 feet.

Being the same property conveyed to Janice C. Chapple and Douglas Charles Chapple, Trustees of the Janice C. Chapple Living Trust dated May 10, 1995, and any amendments thereto and Douglas Charles Chapple and Janice C. Chapple, Trustees of the Douglas Charles Chapple Living Trust date May 10, 1995, and any amendments thereto, by Warranty Deed from Brent D. Longenecker and Kelly D. Longenecker, husband and wife, dated January 13, 2025 and filed for record on January 14, 2025 as Instrument #20250114-0002836, Register of Deeds Office for Davidson County, Tennessee.

This being improved property more commonly known as 4523 Beacon Drive, Nashville, TN 37215.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 13th day of February, 2026.

THE JANICE C. CHAPPLE LIVING TRUST, DATED MAY 10, 1995

BY: DOUGLAS CHARLES CHAPPLE, TRUSTEE

BY: JANICE C. CHAPPLE, TRUSTEE

THE DOUGLAS CHARLES CHAPPLE LIVING TRUST, DATED MAY 10, 1995

BY: DOUGLAS CHARLES CHAPPLE, TRUSTEE

BY: JANICE C. CHAPPLE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Janice C. Chapple and Douglas Charles Chapple**, Trustees of the Janice C. Chapple Living Trust dated May 10, 1995, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2026.

Notary Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Janice C. Chapple and Douglas Charles Chapple**, Trustees of the Douglas Charles Chapple Living Trust dated May 10, 1995, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2026.

Notary Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My commission expires:

Certificate of Authenticity

I, Leslie Hayes, 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 2/13/2026.

Date

Affiant Signature

2/17/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of February, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)