Karen Johnson
Batch # 1390417
03/09/2026 09:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260309-0018581

This Instrument Prepared By:
Meyer & Burnett PLLC
2 W. Aquarium Way, Unit 300
Chattanooga, TN 37402

NAME & ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	TAX MAP/PARCEL NOS.:
Tammy Lynn Mason PO Box 328 Ashland City, TN 37015	SAME	104-10-0E-101.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, VERL DUANE MASON, JR. AND TAMMY LYNN MASON, TRUSTEES OF THE MASON FAMILY TRUST DATED FEBRUARY 26, 2014, TRUST "3", herein the "Grantor," does hereby transfer, convey, and forever quitclaim unto TAMMY LYNN MASON, herein the "Grantee," her successors and assigns, all Grantor's right, title, and interest in and to the following described property in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Unit "A" on the Horizontal Property Regime for Chesterfield Place Condominiums, as recorded in the Master Deed of record in Book 7179, Page 867, amended in Book 7328, page 708 and in Book 7372, page 520, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to VERL DUANE MASON, JR. AND TAMMY LYNN MASON, TRUSTEES OF THE MASON FAMILY TRUST DATED FEBRUARY 26, 2014, TRUST "3", by Warranty Deed from VERL DUANE MASON, JR., a married man (who took title as Duane Mason, a married man), of record in Instrument No. 20220504-0051562, dated April 28, 2022, in said Register's Office.

Subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Master Deed and By-Laws for Chesterfield Place, of record in Book 7179, Page 867, amended in Book 7328, Page 708 and Book 7372, Page 520, said Register's Office.

This is improved property located at 515 Chesterfield Avenue, Unit A, Nashville, TN 37212.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the preparer does not warrant title and shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed effective as of 02/27 ____, 2026.

Verl Duane Mason, Trustee of the Mason Family Trust
Dated February 26, 2014, Trust "3"

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VERL DUANE MASON, JR. a/k/a Duane Mason, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February 2026.

NOTARY PUBLIC
My commission expires: 05/05/2026

MARIANNE D ISBELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tammy Lynn Mason, Trustee of the Mason Family Trust
Dated February 26, 2014, Trust "3"

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, TAMMY LYNN MASON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February 2026.

NOTARY PUBLIC
My commission expires: 05/07/26

MARIANNE D ISBELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Hamilton

The undersigned Grantee hereby swears or affirms that the above transfer by Quitclaim Deed was for a consideration of $0.

AFFIANT

Sworn and subscribed before me this 3rd day of March 2026.

NOTARY PUBLIC
My commission expires: 11.22.2027

ASHLEY AGARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON