THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed.

Karen Johnson
Batch # 1393166
03/16/2026 10:34:57 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260316-0020575

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 28th day of February, 2026.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Chandler Carty 5312 Bell Crest Dr Antioch, TN 37013	New Owner	149-16-0-004.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jennifer Chandler Johnston, individually and as the Executrix of the Estate of Robert P. Chandler, and Emily Chandler Carty, individually**, (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Emily Chandler Carty, married,** her heirs and assigns, all of their interest in the land described below as:

Land in Davidson County, Tennessee, Being Lot Nos. 4 and 5 on the Plan of Bellwood Estates, Section I, of record in Book 5200, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert P. Chandler, Jr. and wife, Pamela Chandler by Warranty Deed from Old Hickory Development Co., recorded July 22, 1986, in Book 6924 and page 317, Register's Office of Davidson County, Tennessee.

Pamela Chandler having died March 20, 2022, in Davidson County, Tennessee. Her interest in the subject property passed to her husband, Robert P. Chandler, Jr. as the surviving tenant by the entirety.

Robert P. Chandler, Jr. having died June 19, 2023 in Davidson County, Tennessee. The Last Will and Testament of Robert P. Chandler, Jr. was admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division. See Probate Case No. 23P1387. The Last Will and Testament of Robert P. Chandler, Jr. devised the subject property to his children, Jennifer Chandler Johnston and Emily Chandler Carty. Jennifer Chandler Johnston was appointed as Executrix of the Estate of Robert P. Chandler, Jr. by Letters Testamentary signed by Joseph P. Day, Clerk of the Circuit Court for Davidson County, Tennessee, Probate Division.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2026.

Jennifer Chandler Johnston, individually and
as Executrix of the Estate of Robert P. Chandler, Jr.

Emily Chandler Carty

STATE OF South Carolina
COUNTY OF Greenville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Chandler Johnston**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of The Estate of Robert P. Chandler, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2026.

Notary Public
My Commission Expires: 7/20/2026

LINDA REYNOLDS NOTARY PUBLIC MY COMMISSION EXPIRES 7/20/2026 SOUTH CAROLINA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily Chandler Carty**, 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 28th day of February, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028