QUITCLAIM DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills Boulevard, Suite 200
Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Anne Chastain	Kelly Anne Chastain	
(NAME)	(NAME)	
918A Elvira Avenue	918A Elvira Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1396362 DEEDQC
03/23/2026 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260323-0023064

For and in consideration of Ten and No/100 (10.00) Dollars, cash in hand paid, the receipt which is hereby acknowledged**, I, Rebecca Chastain**, hereinafter called the Grantor(s), by these presents does hereby transfer and quitclaim and convey unto **Kelly Anne Chastain**, hereinafter called the Grantee(s), her successors and assigns, all of her rights, title and interest in and to the following tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 918A of the "Townhomes at 918 Elvira Avenue", a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for the Townhomes at 918 Elvira Avenue, including plan attached as Exhibit "B", of record in Instrument No. 20160315-0024667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelly A. Chastain, an unmarried woman by Warranty Deed from Stratos Development Group, LLC, a Tennessee Limited Liability Company, dated 02/17/2017, of record in Instrument No. 20170301-0019996, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee, and further conveyed to Kelly A. Chastain and Rebecca L. Chastain, a married couple by Quit Claim Deed from Kelly A. Chastain, dated 04/29/2021, of record in Instrument No. 20210429-0057610, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 918A Elvira Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 18 day of March, 2026.

Rebecca Chastain

State of New York
County of New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Chastain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of March, 2026.

Notary Public:
My Commission Expires: 4/23/2026

GILYA BISK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BI6374087
Qualified in Nassau County
My Commission Expires 04-23-2026

RETURN TO:
Stewart Title Company Tennessee Division
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 3-18, 2026.

Affiant
Date: March 23, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of March 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.