This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-8743-CL

Karen Johnson Davidson County
Batch# 1403497 DEEDQC
04/08/2026 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260408-0028557

This instrument was prepared from information supplied by the parties. Icon Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 7th day of April, 2026.

Notary Public
My Commission Expires: 1/7/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey Scott Pollard, David Mark Petty, and Anthony Chapman 1839 Chapel Hill Pike Eagleville, TN 37060	New Owner	149 13 0 054.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, Jeffrey Scott Pollard, David Mark Petty, and Anthony Chapman ("Grantor") do hereby quitclaim and convey unto Jeffrey Scott Pollard, a married man, and David Mark Petty, an unmarried man, as tenants in common ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of DEBRA HEIGHTS, SECTION THREE, as of record in Plat Book 4175, Page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 75.00 feet on the Northerly margin of Bowfield Drive and extends back 146.26 feet on the Westerly side and 155.74 feet on the Easterly side to a line on the rear, measuring 75.60 feet thereon.

Being the same property conveyed to One Key LLC, a Tennessee Limited Liability Company and Walking Bridge Homes LLC, a Tennessee Limited Liability Company, by Warranty Deed from Anthony Reed Chapman, a single man, of record in Instrument No. 20260202-0007071, in the Register's Office for Davidson County, Tennessee, dated January 23, 2026 and recorded on February 2, 2026.

Being the same property conveyed to Willie B. Chapman, a widow and Anthony Reed Chapman, unmarried, as tenants in common with a right of survivorship, by Quitclaim Deed from Rusty L. Moore, Trustee, of record in Instrument No. 20070108-0002676, in the Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on January 8, 2007. The said Willie B. Chapman died on April 2, 2011, leaving Anthony Reed Chapman as surviving

tenant.

Being the same property conveyed to Rusty L. Moore, Trustee, by Quitclaim Deed from Willie B. Chapman, a widow, of record in Instrument No. 20070108-0002676, in the Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on January 8, 2007.

Being the same property conveyed to William R. Chapman Jr. and wife, Willie B. Chapman, by Deed from Gene A. Tucker and Joel T. Riggs d/b/a Plus City Realty Co., of record in Book 4683, Page 721, in the Register's Office for Davidson County, Tennessee, dated February 21, 1973 and recorded on February 26, 1973. The said William R. Chapman Jr. died on March 15, 2025, leaving Willie B. Chapman as surviving tenant by the entirety.

Being the same property conveyed to Jeffrey Scott Pollard, David Mark Petty, and Anthony Chapman by Deed from OneKey LLC, a Tennessee Limited Liability Company, and Walking Bridge Homes LLC, a Tennessee Limited Liability Company, of record in Book **, Page _____, in the Register's Office for Davidson County, Tennessee, dated _____, 2026 and recorded on _____, 2026. **202604080028556

This is improved property located at: **4760 Bowfield Drive, Antioch, TN 37013**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2026.

GRANTOR:

Jeffrey Scott Pollard

David Mark Petty

Anthony Chapman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Scott Pollard, David Mark Petty, and Anthony Chapman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of April, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30

I, Kirsten Virden, 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 4.7.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 4-7-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM