Karen Johnson Davidson County
Batch# 1421761 DEEDQC
05/18/2026 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260518-0044338

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Sandra A. Chapman Affiant Subscribed and sworn to before me, this 15th day of May, 2026. Notary Public My Commission Expires: 01-22-30

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Sandra A. Chapman, Trustee 7320 Smokey Hill Road Antioch, Tennessee 37013	SAME	182 12 0A 058.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sandra A. Chapman**, hereinafter called

the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Sandra A. Chapman, Trustee of the Sandra A. Chapman Living Trust, established by the Revocable Trust Agreement of Sandra A. Chapman dated May 15, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 15th day of May, 2026.

Sandra A. Chapman
Sandra A. Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra A. Chapman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of May, 2026.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Apple Valley, a Planned Unit Development, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sandra A. Chapman, by deed from Gayle Merkerson, of record as Instrument No. 20151027-0109318, Register's Office for Davidson County, Tennessee.

This is improved property known as 7320 Smokey Hill Road, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 15, 2026.

05/18/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of May, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

