Karen Johnson Davidson County
Batch# 1438149 DEEDQC
06/25/2026 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260625-0057408

This Instrument Was Prepared By:
Connor D. McDonald
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Grace T. Chamness, Affiant

Subscribed and sworn to before me this 13th day of June 2026.

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.**

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Clayton J. Chamness, Co-Trustee<br>Grace T. Chamness, Co-Trustee<br>637 Rochelle Drive<br>Nashville, TN 37220 | Same | 146-15-0-139.00 |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Clayton J. Chamness and Grace T. Chamness,** husband and wife, the "**Grantors**", do hereby convey and quitclaim unto **Clayton J. Chamness and Grace T. Chamness, Co-Trustees of the Chamness Family 2026 CP Trust dated June 2, 2026**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this 13th day of June 2026.

Clayton J. Chamness

Grace T. Chamness

STATE OF TENNESSEE )
) SS:
COUNTY OF WILLIAMSON )

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Clayton J. Chamness and Grace T. Chamness, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 13th day of June 2026.

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Notary Public

My Commission Expires: 1/24/2028

**EXHIBIT A**

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 80 on the Plan of Halleywood Estates, Section 5, as of record in Book No. 2330, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 126.9 feet along a slightly curved line on the Easterly side of Rochelle Drive, and extends back 275.2 feet on the Northerly line, and 301.9 feet on the Southerly line, to a dead line in the rear on which it measures 68.1 feet.

Being the same property conveyed to Clayton J. Chamness and Grace T. Chamness, husband and wife, by Quitclaim Deed, from Grace T. Chamness (f/k/a Grace Tiernan Wahl), a married woman, of record in Instrument Number 20260624-0056961, dated June 13, 2026, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of HALLEYWOOD ESTATES SECTION 5, as recorded in Plat Book 2330, Page 74, Register's Office for Davidson County, Tennessee.

This conveyance is subject to covenants, conditions and restrictions as set forth in Deed recorded in Book 2493, Page 500, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 637 Rochelle Drive, Nashville, TN 37220.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

**Tennessee Certification of Electronic Document**

I, **Connor D. McDonald,** 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 June 13, 2026 (date of document).

Affiant Signature

June 23, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

