Karen Johnson Davidson County
Batch# 1445486 DEEDQC
07/13/2026 11:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260713-0062950

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed, and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-2014	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 30th day of June 2026. *Notary Public* *My commission expires:* 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner: Brokenroad Remodeling, LLC 3632 Reddington Circle Elgin, IL 60124	
Send Tax Bills To: New Owner	
Street Address of Subject Property: 718 Fatherland Street Nashville, TN 37206	**Parcel ID:** 082 16 0 249.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Adam Chenault, Trustee of the Survivor's Trust created by the Chenault Living Trust dated December 30, 1997 and amended July 8, 2006** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Brokenroad Remodeling, LLC** hereinafter called "**GRANTEE,**" their heirs and assigns, all of their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee and more particularly described as follows:
BEING part of Lot No. 70 in Williams Addition to Edgefield, now East Nashville, Davidson County, Tennessee, on Plat Book 21, Page 45, fronting 50 feet on the South side of Fatherland, and on the corner of Eighth Street, running back between parallel lines 140 feet to a lot formerly owned by Mary E. Sutherland, being part of the same purchased of Mrs. D. Woods, by deed recorded in Book 185, Page 189, R.O.D.C.T.

Being the same property conveyed to John Adam Chenault, Trustee of the Survivor's Trust created by the Chenault Living Trust dated December 30, 1997 and July 8, 2006 by warranty deed of Wilma Fay Cavender, unmarried woman and Michelle Eads, Trustee of the Mary Ann

Willis Living Trust Dated June 8, 2025 of record in Instrument # 20250624-0049779, Register's Office, Davidson County, TN dated June 23, 2025, recorded June 24, 2025.

The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 8, 2006

John Adam Chenault, Trustee

STATE OF Illinois
COUNTY OF Kane

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared John Adam Chenault with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustee of The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997 and amended July 8, 2006 the within named bargainor, as Trust, and John Adam Chenault, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Trustee of said Trust.

WITNESS my hand and seal at office, this 30 day of June, 2026.

NOTARY PUBLIC

My commission expires: Aug 1 2027

OFFICIAL SEAL
D MICHELE PATTERSON
Notary Public, State of Illinois
Commission No. 976480
My Commission Expires August 10, 2027

True Copy Certification

I, Yvette Meldrum, 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 6/30, 2026.

Affiant Signature

6/30, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30TH day of June 2026.

Notary's Signature

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 11/14/2028