Karen Johnson Davidson County
Batch # 1448184 DEEDQC
07/17/2026 09:15:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260717-0064779

This Instrument Prepared By:
BOTTORFF & KAVIN, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Mary Frances Chappell, Trustee of the Mary Frances Chappell Revocable Living Trust 4100 Crestridge Drive Nashville, Tennessee 37204	Owner	~~OH 6720~~ 132102.000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged and other good and valuable consideration, **Mary Frances Chappell** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **, Mary Frances Chappell,Trustee of the Mary Frances Chappell Revocable Living Trust dated April 30th, 2024** ("Grantee") a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 25 on the Map of Brookhaven Estates of record in Book 1835, pages 49, 50 and 51, Register's Office Davidson County, Tennessee and described as follows: Beginning at a point in the southeasterly margin of Crestridge Drive at the corner of Lots 24 and 25; thence with the line between said lots southeasterly 216.1 feet to a corner of Lot 44; thence with the rear line of Lots 43 and 44 northeasterly 135.6 feet to a point in the corner of Lot 42; thence with the line between Lots 42 and 25 northeasterly 55 feet to a corner of Lot 26; thence with the line between Lots 25 and 26, northwesterly 301.4 feet to the southeasterly margin of Crestridge Drive; thence with the margin of the same southwesterly 152 feet to the point of beginning.

This is improved property known as 4100 Crestridge Drive, Nashville, Tennessee 37204

Being the same property conveyed to Wallace D. Chappell and wife, Mary Frances Chappell by deed from George T. Lane and wife Rachel H. Lane of record in Book 4394, page 15, Register's Office for Davidson County, Tennessee; the said Wallace D. Chappell having since died on September 14th, 2004, leaving his surviving spouse owner of the property.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 30th day of April, 2024.

Mary Frances Chappell

Mary Frances Chappell, Trustee of the
Mary Frances Chappell Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

Joan Z Yeager
Affiant

Sworn to and subscribed to before me, this the 30th day of April, 2024

A Francene Kavin
Notary Public

My Commission Expires: Oct 12, 2024

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mary Frances Chappell,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2024.

A Francene Kavin
Notary Public

My Commission Expires: Oct 12, 2024

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY