ADDRESS NEW OWNER:
CHANDON, LLC.
Nicholas Alexander Tompkins
Jana Ann Tompkins
2264 Seven Points Circle
Hermitage, Tennessee 37076

Karen Johnson
Batch # 1455433
08/04/2026 08:24:32 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260804-0071422

SEND TAX BILLS:
Same as above/NEW OWNERS

Map-Parcel Numbers:
086-13-0A-063.00-CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **NICHOLAS ALEXANDER TOMPKINS and JANA ANN TOMPKINS, CO-TRUSTEES OF THE TOMPKINS FAMILY REVOCABLE LIVING TRUST dated July 22, 2021**, (the "Grantor") their heirs and assigns, and by these presents do hereby quitclaim and convey unto **CHANDON, LLC.** (the "Grantee") all right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Final Subdivision Plat, Magnolia Farms, Phase 1, Section 3 of record in Plat at Instrument No. 20190912-0092500, and corrected in Surveyor's Certificate of Correction in Instrument No. 20201009-0117859, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle L. Fields, a married woman, and Katelin Fields, a married woman, as tenants in common with rights of survivorship, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200831-0098375, Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020.

Being the same property conveyed to Nicholas Alexander Thompkins and Jana Ann Tompkins, Trustees of Tompkins Family Revocable Living Trust dated July 22, 2021 by Warranty Deed from Michelle L. Fields, a married woman and Katelin Fields, a married woman, recorded on December 20, 2023 and of record in Instrument No. 20231220-0098241, Register's Office for Davidson County, Tennessee.

Nicholas Alexander Thompkins and Nicholas Alexander Tompkins are one and the same person and should accurately be reflected as Nicholas Alexander Tompkins.

This conveyance is made subject to the following: Notes, easements, building setback lines, and all matters including applicable conditions, restriction, reservations, easements, etc. as shown on the recorded plat; all other easements and restrictions of record and easements that would be made visible by an inspection of the premises any governmental zoning and subdivision ordinance or regulation in effect thereon; the accuracy of the index book of the same register's office; and any other matter which an ac curate survey of the property might disclose.

This is improved property known as 4072 Magnolia Farms Drive, Hermitage, Tennessee 37076.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 27th day of July, 2026.

NICHOLAS ALEXANDER TOMPKINS
Co-Trustee of Tompkins Family Revocable Living Trust dated July 22, 2021

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nicholas Alexander Tompkins**, Co-Trustee, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal this 27th day of July, 2026.



Notary Public
My commission expires: 05.28.2028

Witness my hand this 27th day of July, 2026.

JANA ANN TOMPKINS
Co-Trustee of Tompkins Family Revocable Living Trust dated July 22, 2021

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jana Ann Tompkins**, Co-Trustee, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal this 27th day of July, 2026.

YANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

Notary Public
My commission expires: 05.28.2028

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

NICHOLAS A. TOMPKINS – *AFFIANT*
Member of CHANDON, LLC.

Subscribed and sworn to before me on this 27th day of July, 2026.

YANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

Notary Public
My Commission Expires:05.28.2028

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

JANA A. TOMPKINS – *AFFIANT*
Member of CHANDON, LLC.

Subscribed and sworn to before me on this 27th day of July, 2026.

YANCY BELCHER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My Commission Expires:05.28.2028

This Instrument Prepared by:

Yancy Belcher, Attorney #21158
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889