Karen Johnson Davidson County
Batch# 1459231 DEEDQC
08/13/2026 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260813-0075231



STATE OF TENNESSEE)
COUNTY OF Wilson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th DAY OF August, 2026.

NOTARY PUBLIC

My Commission expires: 03/21/2028

THIS INSTRUMENT PREPARED BY

Stanton H. McDonald, Jacob Title, LLC
2101 Clinton Avenue West, Suite 301
Huntsville, AL 35805
(256) 882-5673
stan@jacobtitle.com

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joanna L. Chase 316 Dutchfalls Cove Hermitage, TN 37076	Joanne Lally Chase, Trustee "The Joanne Lally Chase Revocable Living Trust" 316 Dutchfalls Cove Hermitage, TN 37076	086-12-0A-079.00
(NAME & ADDRESS)	(NAME & ADDRESS	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that I, **JOANNE L. CHASE**, a single woman, hereinafter referred to as "Grantor", does hereby quitclaim, transfer and convey unto **JOANNE LALLY CHASE, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE JOANNE LALLY CHASE REVOCABLE LIVING TRUST DATED** 8/11/2026 **, AND ANY AMENDMENTS THERETO** hereinafter referred to as "Grantee", all our right, title and interest in and to the following described tract or parcel of land, situated and lying in Davidson County, Tennessee, described as follows, to-wit:

Land located in DAVIDSON County being more particularly described and being known and designated as all of Lot No. 79, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to WRIGHT FARMS, L.L.C., a Tennessee limited liability company, by virtue of a Quitclaim Deed from UNIVERSAL BUILDERS, LLC, dated October 1, 2015, and recorded in Instrument No.: 20151002-0100393,- Register's Office for DAVIDSON County, Tennessee. Also being a portion of the same property conveyed to UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company by Warranty Deed

from EARHEART REALTY & CONSTRUCTION CO., INC., a Tennessee corporation, dated June 29, 2004, and of record in Instrument No. 20040630-0077759, Register's Office for Davidson County, Tennessee. For further reference to title, see Scrivener's Affidavit, of record in Instrument No. 20120416-0032112, in said Register's Office.

Also being a portion of the same property conveyed to Universal Builders, LLC, a Tennessee limited liability company by Deed from Beazer Homes Corporation, dated August 8, 2002, and of record in Instrument No. 20020813-0097714, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THE PREVIOUS AND LAST conveyance being that certain Warranty Deed conveyed from **WRIGHT FARMS, L.L.C., a Tennessee Limited Liability Company,** (Grantor) to **JOANNE L. CHASE, a single woman,** (Grantee), recorded with the Register of Deeds for Davidson County, Tennessee on October 21, 2016 at 09:16, Instrument No. 20161021-0111254.

PROPERTY ADDRESS: 316 Dutchfalls Cove, Hermitage, TN 37076

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE SEARCH AND/OR OPINION WAS REQUESTED BY EITHER PARTY, NOR WAS A TITLE SEARCH AND/OR OPINION RENDERED. NO TAX ADVICE WAS OFFERED OR GIVEN BY THE PREPARER OF THIS DEED.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 11th day of August, 2026.

Joanne L Chase

JOANNE L. CHASE

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOANNE L. CHASE**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and acknowledged under oath that she executed the foregoing as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal on the 11th day of August, 2026.

ELIZABETH MARIE AFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

Elizabeth Marie Afford

Notary Public
My Commission Expires: 03/21/2028

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Grantor Names & Address:
Joanne L. Chase
316 Dutchfalls Cove
Hermitage, TN 37076

Grantee Name & Address:
Joanne Lally Chase, Trustee
"The Joanne Lally Chase
Revocable Living Trust"
316 Dutchfalls Cove
Hermitage, TN 37076

Property Address: 316 Dutchfalls Cove
Hermitage, TN 37076
Map & Parcel: 086-12-0A-079.00

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Tennessee Certification of Electronic Document

I, Matt Stafford, 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 8/11/2026 (date of document).

Matt S

Affiant Signature

8/11/2026

Date

STATE OF TENNESSEE

COUNTY OF Wilson

Sworn to and subscribed before me this 11th day of August, 2026.

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Elizabeth Marie Stafford

Notary Public

My Commission Expires: 03/21/2029

NOTARY'S SEAL

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