Karen Johnson Davidson County
Batch# 1468890 DEEDQC
09/04/2026 01:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260904-0082580

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 31 day of August, 2026. Notary Public My Commission Expires: 03/18/2030 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

KATHERINE LYNN VAUGHN NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 31 day of August, 2026, among:

ROYCE J. CHUANG, MARRIED, AND MEILIN D. CHUANG, MARRIED,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MEILIN D. CHUANG AND PERRY ANTHONY CHAPDELAINE, WIFE AND HUSBAND,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase One, Villages of Brentwood, of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and accurate legal description of subject lot.

Being the same property conveyed to Royce J. Chuang, single, and Meilin D. Chuang, married, by Quitclaim Deed from Royce J. Chuang, single, dated December 13, 2021, and recorded December 21, 2021, at Instrument No. 20211221-0168391, in the Register's Office for Davidson County, Tennessee. The said Royce J. Chuang having since married.

This improved property is situated at 5384 Village Way, Nashville, TTN 37211.

THIS DEED has been prepared solely upon information furnished by **Royce J. Chuang and Meilin D. Chuang.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

ROYCE J. CHUANG

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Royce J. Chuang,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2026.

Tracy L. Umeda, Notary Public
My Commission Expires: 11/08/2027

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MEILIN D. CHUANG

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Meilin D. Chuang**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2026.

Tracy L. Umeda, Notary Public
My Commission Expires: 11/08/2027

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Meilin D. Chuang and Perry Anthony Chapdelaine
4198 Bull Run Road
Ashland City, TN 37015

Responsible Party For Taxes:

Meilin D. Chuang and Perry Anthony Chapdelaine
4198 Bull Run Road
Ashland City, TN 37015

Tax Map and Parcel: 161100A02900CO

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 2, 2026.

Affiant Signature

September 2, 2026

Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 2nd day of September, 20 26.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY