Karen Johnson Davidson County
Batch# 1478255 DEEDQC
09/28/2026 11:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260928-0089541

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 24th day of September, 2026. Notary Public My Commission Expires: 7/2/2029 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

QUITCLAIM DEED

THIS INDENTURE, made this 24th day of September, 2026, among:

MEILIN DINA CHUANG AND PERRY A. CHAPDELAINE, JR., TENANTS WITH RIGHT OF SURVIVORSHIP,

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

AND

CHAPDELAINE CHUANG LIVING TRUST DATED SEPTEMBER 24, 2026,

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".

See Exhibit "A" attached hereto and by reference made a part hereof.

Being the same property conveyed to Meilin Dina Chuang and Perry A. Chapdelaine, Jr., tenants with right of survivorship, by Warranty Deed from Perry A. Chapdelaine, Jr., Randolph Chapdelaine, and Perry A. Chapdelaine, Sr., and Lucelyn V. Chapdelaine dated September 24, 2008, and recorded February 9, 2009, in Book 310, pages 719-721, in the Register's Office for Cheatham County, Tennessee, and recorded February 9, 2009 at Reference No. 20090209-0011124, in the Register's Office for Davidson County Tennessee.

This unimproved property is situated in Cheatham County, Tennessee, Parcel No. 063014.03000, and Davidson County, Tennessee, Parcel No. 055000067.00.

THIS DEED has been prepared solely upon information furnished by **Meilin Dina Chuang and Perry A. Chapdelaine, Jr.** 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.

MEILIN DINA CHUANG

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Meilin Dina 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 24th day of September, 2026.

Haley B Stokes, Notary Public
My Commission Expires: 07/02/2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

PERRY A. CHAPDELAINE, JR.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Perry A. Chapdelaine, Jr.**, 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 24th day of September, 2026.

Haley B Stokes, Notary Public
My Commission Expires: 07/02/2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Owner Name & Property Address:

Chapdelaine Chuang Living Trust dated September 24, 2026
4198 Bull Run Road
Ashland City, TN 37015

Responsible Party For Taxes:

Chapdelaine Chuang Living Trust dated September 24, 2026
4198 Bull Run Road
Ashland City, TN 37015

Exhibit "A"

BEGINNING at a monument in Gerth's South line, then North 21 degrees 12 minutes East 323.62 feet to an iron pin at the Southwest corner of Book 102, page 45, Cheatham Co., Women's Division of Christian Service of the Board of Missions of the Methodist Church, then with the South line of same; North 33 degrees 14 minutes 41 seconds East 210.91 feet to an iron pin, then North 42 degrees 17 minutes 39 seconds East 775.50 feet to an iron pin, then North 30 degrees 17 minutes 39 seconds East 287.10 feet, then North 18 degrees 01 minute 51 seconds East 210.24 feet to an iron pin, then North 40 degrees 32 minutes 39 seconds East 160.90 feet to an iron pin, then leaving said Book 102, Page 45, and running with the West line of Book 1140, Page 269, just East of an old road, or with an old road generally, the following ten calls: North 78 degrees 55 minutes, 27 seconds East 70.90 feet to a concrete monument, South 60 degrees 30 minutes 00 seconds East 478.50 feet to an iron stake, South 45 degrees 00 minutes 00 seconds East 400.95 feet to an iron stake, South 50 degrees 00 minutes, 00 seconds, East 165.00 feet to an iron stake, South 56 degrees 15 minutes 00 seconds East 306.90 feet to an iron stake, South 42 degrees 00 minutes 00 seconds, East 179.85 feet to an iron stake, South 32 degrees00 minutes 00 seconds East 132.00 feet to an iron stake, South 06 degrees 15 minutes 00 seconds East 108,90 feet to an iron stake, South 20 degrees 00 minutes 00 seconds East 442.20 feet to a concrete monument, Mildred Cantrell's Northeast corner, Book 4832, Page 402, Davidson Co., then with Cantrell's North line, with an old fence, sometimes down, North 87 degrees 50 minutes 00 seconds West 906.59 feet to an iron rod at the head of a hollow, John Cripps' Northeast corner, Book 5106, Page 651, Davidson Co, then with Cripps' North line, with old fence, continuing with Donavon Smith's North line, Book 208, Page 548, Cheatham Co, with old fence, North 87 degrees 50 minutes 00 seconds West 1767.86 feet to the beginning, containing 61.86 acres, more or less, according to a survey by Randolph L. Chapdelaine, and being the tract described in Cheatham County Deed Book 226, Pages 147-148, Cheatham County, and Instrument Number 20061127-0145774, Davidson County, in favor of the above tract is a forty (40) foot easement as recorded in the Chancery Court, 12th Judicial District, Davidson County, Part III, Order recorded in Cheatham County at Deed Book 184, pages 908-924 and Instrument Number 20060125-0009668 in Davidson County, and described as follows:

Easement I: 40' INGRESS-EGRESS AND UTILITY EASEMENT AGREEMENT LINDA HARDEMAN MOSES AND HAROLD LLOYD MOSES TO CHAPDELAINE ET AL

IN FAVOR OF CHAPDELAINE ET AL IS A 40' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM MATTIE CANTRELL'S NORTH LINE THROUGH LINDA MOSES PROPERTY AND CHAPDELAINE ET AL PROPERTY KNOWN AS MEETING HOUSE ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LINDA HARDEMAN MOSES PROPERTY (REF. DEED BOOK 7641 PAGE 913 R.O.D.C.) IN THE EAST LINE OF BARRY L. HEARN (REF. DEED BOOK 6277 PAGE 473 R.O.D.C.) THENCE WITH MOSES' WEST LINE N27°00'00"W 346.50' TO A POINT; THENCE N15°59' 10"W PASSING HEARN'S NORTHWEST CORNER AT 196.43' AND THENCE CONTINUING THROUGH CHAPDELAINE ET AL (REF. INSTRUMENT #200110108 PAGE 2567 R.O.D.C.) IN ALL 254.72' TO A POINT; THENCE N20°00'00"W 372.31' TO A POINT; THENCE N30°00'00"W 200.46' TO A POINT; THENCE N06°15'00"W 108.53' TO A POINT; THENCE N32°00'00"W 125.68' TO A POINT; THENCE N42°00'00"W 175.60' TO A POINT; THENCE N56°15'00"W 305.49' TO A POINT; THENCE N50°00'00"W 166.97' TO A POINT; THENCE N45°00'00"W 399.10' TO A POINT; THENCE N60°30'00"W 529.88' TO A POINT;

THENCE N78°55'27"E 50.41'TO A POINT; THENCE N58°00'00"E 8.21' TO A POINT; THENCE RUNNING WITH THE EAST LINE OF SAID EASEMENT AND RUNNING THROUGH LINDA MOSES' PROPERTY S60°30'00"E 493.12' TO A POINT; THENCE S45°00'00"E 402.80' TO A POINT; THENCE S50°00'00"E 163.04' TO A POINT; THENCE S56°15'00"E 308.31' TO A POINT; THENCE S42°00'00"E 184.10' TO A POINT; THENCE S32°00'00"E 138.32' TO A POINT; THENCE S06°15'00"E 109.27' TO A POINT; THENCE S30°00'00"E 195.54' TO A POINT; THENCE S20°00'00"E 377.21' TO A POINT; THENCE S15°59'10"E 252.26' TO A POINT; THENCE S27°00'00"E 342.29'TO A POINT; THENCE S28°01'23"E 20.93' TO A POINT IN THE NORTH LINE OF MATTIE CANTRELL HEIRS' PROPERTY; THENCE WITH MATTIE CANTRELL N90°00'00"W 45.31' TO THE BEGINNING.

Easement II: MEETING HOUSE ROAD
40' INGRESS-EGRESS AND UTILITY EASEMENT
MATTIE CANTRELL HEIRS TO CHAPDELAINE ET AL

IN FAVOR OF CHAPDELAINE ET AL AS SHOWN ON PROPERTY MAP 55 PARCEL 67 DAVIDSON COUNTY, TENNESSEE IS A 40' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM BULL RUN ROAD THROUGH THE MATTIE CANTRELL HEIRS PROPERTY TO THE SOUTH LINE OF LINDA MOSES DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST SIDE OF BULL RUN ROAD LOCATED N19°01'56"E 470.50' FROM AN EXISTING IRON PIN ON THE WEST SIDE OF BULL RUN ROAD, THE SOUTH EAST CORNER OF BARRY L. HEARN (REF DEED BOOK 6277 PAGE 473 R.O.D.C.) IN THE WEST LINE OF MILDRED CANTRELL (REF. DEED BOOK 3837 PAGE 736 R.O.D.C.) THENCE WITH THE WEST MARGIN OF A 40' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING THROUGH MATTIE CANTRELL HEIR'S PROPERTY FOLLOWING GENERALLY AN ANCIENT FENCE N53°52' 10"W 577.80' TO AN IRON PIN SET; THENCE N57°53'23"W 89.60' TO AN IRON PIN SET; THENCE N62°04'43"W 186.12' TO AN EXISTING IRON PIN; THENCE N56°00'36"W 93.93' TO AN IRON PIN SET; THENCE N41°21'47"W 147.59' TO AN IRON PIN SET; THENCE N22°05'13"W 205.45' TO AN IRON PIN SET; THENCE N25°29'54"W 73.22' TO AN EXISTING IRON ROD, THE SOUTHEAST CORNER OF BARRY L. HEARN (REF. DEED BOOK 6277 PAGE 473 R.O.D.C.); THENCE LEAVING MILDRED CANTRELL AND WITH HEARN'S EAST LINE N26°00'09"W 502.34' TO AN IRON PIN SET, THE SOUTHWEST CORNER OF LINDA MOSES (REF. DEED BOOK 7641 PAGE 913 R.O.D.C.) IN THE EAST LINE OF THE AFOREMENTIONED BARRY L. HEARN; THENCE N90°00'00"E LEAVING HEARN AND WITH LINDA MOSES 44.51' TO AN IRON PIN SET; THENCE LEAVING MOSES AND WITH THE EAST LINE OF SAID EASEMENT S26°00'09"E 483.00' TOP AN IRON PIN SET; THENCE S25°29'54"E 74.59' TO AN IRON PIN SET; THENCE S22°05'13"E 199.85' TO AN IRON PIN SET; THENCE S41°21'47"E 135.65' TO AN IRON PIN SET; THENCE S56°00'36"E 86.66' TO AN IRON PIN SET; THENCE S62°04'43"E 185.46' TO AN IRON PIN SET; THENCE S57°53'23"E 92.47' TO AN IRON PIN SET; THENCE S53°52'10"E PASSING AN IRON PIN SET AT 567.49' IN ALL 593.54' TO A POINT IN THE CENTER OF BULL RUN ROAD; THENCE WITH THE CENTER OF BULL RUN ROAD S19°48'32"W 41.68' TO A POINT; THENCE LEAVING THE CENTER OF BULL RUN ROAD N53°52'10"W 26.05' TO THE POINT OF BEGINNING.

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 24, 2026.

Affiant Signature

09/24/2026
Date

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

Sworn and subscribed before me this 24th day of September, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY