Karen Johnson Davidson County
Batch# 302982 DEEDWARR
10/21/2019 08:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191021-0107309

Commitment Number: TN19100134

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER RD, BLDG 2
STE 101, CORAOPOLIS, PA
15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Robert Chapman and **MichelleChapman**, 949 Davidson Drive, Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
115 06 0 085.00

GENERAL WARRANTY DEED

Robert Chapman and **Michelle Rasmussen NKA Michelle Chapman**, husband and wife, hereinafter grantors, whose tax-mailing address is **949 Davidson Drive, Nashville, TN 37205**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Robert Chapman** and **Michelle Chapman**, husband and wife, hereinafter grantees, whose tax mailing address is **949 Davidson Drive, Nashville, TN 37205**, the following real property:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of West Meade Hills, Section I of record in Plat Book 2900, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 3 fronts 165 feet on the Southwesterly side of Davidson drive and extend back 255 feet on the Northwesterly line and 235 feet on the Southeasterly line to a dead line measuring 167 feet thereon.
Property Address is: 949 Davidson Drive, Nashville, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180220-0016020 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 115 06 0 085.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 6-19-, 2019:

Robert Chapman

Michelle Rasmussen NKA Michelle Chapman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6-19, 2019 by **Robert Chapman** and **Michelle Rasmussen NKA Michelle Chapman** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00

Subscribed and sworn to before me

This 19 day of Jan, 20 19.

Affiant

Robert Chapman
Print Name

(Seal)

Notary Public

My commission expires:

10/19/2019

Kerry Majors
Print Name

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, LAURA SUSNJER, do hereby make oath that I am a ~~licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary], TRACY L SUTER a notary public for this county and state, [name of person making certification] LAURA SUSNJER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES