Karen Johnson Davidson County
Batch# 332603 DEEDWARR
12/19/2019 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,374.00
20191219-0131317

WARRANTY DEED

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 6, 2020

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,349.75.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jodi Jackson, McMichael & Gray, P.C., 424 Church Street, Suite 2044, Nashville, TN 37216

File No.: TN-NAS-190159-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matt Stein and Dana Stein	Matt Stein and Dana Stein	053-14-0-018.00; 053-14-0-019.00
(NAME) 0 Pawnee Trail	(NAME) 0 Pawnee Trail	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Emogene Long Chaffin, a/k/a Jean Chafin, as sole heir at law of Perry M. Chaffin, Jr.,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATT STEIN AND DANA STEIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 12-A and 13-A on the unrecorded map of Nawakwa Hills River Front Section, being a subdivision of the Northeasterly part of a 29.79 acre tract on the original plan or Nawakwa Hills, described according to a survey made by Ewell Anderson, Surveyor, August, 1945, as follows: Beginning on the Northeasterly margin of Pawnee Trail, Extended, as the Southwest corner of the property conveyed to Arthur G. Masters and wife, by deed from Chas U. Coggin, Trustee, of record in Book 1414, page 20, Register's Office for said County, being the corner of Lot Nos. 11-A and 12-A; thence with the line between said two lots, Northeastwardly 200 feet; thence North 55 degrees 30 minutes West 100 feet to the corner of Lots Nos. 13-A and 14-A; thence with the line between said two lots, Southwestwardly 200 feet to the Northeasterly margin of Pawnee Trail, Extended; thence with same, Southeasterly 100 feet top the beginning.

Being the same property conveyed to Perry M. Chaffin, Jr. by Trustee's deed from W.S. Hofstetter, Trustee of record in Book 3762, page 353, Register's Office for Davidson County, Tennessee, dated April 25, 1963 and recorded on May 11, 1964. The said Perry M. Chaffin, Jr. having since died on December 26, 2008, leaving Emogene Long Chaffin a/k/a Jean Chaffin as his sole heir at law. Affidavit of heirship is recorded contemporaneously hereto at Instrument No. 20191213-0129015, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $500.00.) Being also known as 0 Pawnee Trail Madison, Tennessee 37115.

unimproved ☐
This is improved ☒ property, known as 0 Pawnee Trail, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of October, 2019.

Heirs and Beneficiaries of Perry M. Chaffin, Jr

BY: Emogene Long Chaffin, also known as Jean Chaffin, sole heir at law, by Sue Wood as attorney in fact.
Emogene Long Chaffin, also known as Jean Chaffin, sole heir at law, by Sue Wood as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Sue Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Emogene Long Chaffin, also known as Jean Chaffin, sole heir at law of Perry M. Chaffin, Jr., as Attorney-In-Fact, and ackowledged that she executed the same as the said Emogene Long Chaffin, also known as Jean Chaffin, for the purposes therein contained.

Witness my hand, at the office, this 17th day of October, 2019.

Commission Expires: 03292022

Notary Public

C N JARRELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03292022
COUNTY OF MAURY

True Copy Certification

I, Andrew Nathaniel Byerly, 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 Georgia

County of Gwinnett

Personally appeared before me, Evelyn Grunfelder, a notary public for this county and state, Andrew Nathaniel Byerly 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: 10-15-2022
Notary' Seal (if on paper)

EVELYN GRUNFELDER NOTARY PUBLIC LUMPKIN COUNTY EXPIRES GEORGIA October 15, 2022