Karen Johnson Davidson County
Batch# 370588 DEEDWARR
03/10/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $708.66
20200310-0027033

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124663

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $191,530.00.

Affiant

Subscribed and sworn to before me, this 20th day of February, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
NextChapter Equity LLC 2824 Glenoaks Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 084-08-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Connie Hendrix and Elizabeth Smith** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NextChapter Equity LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 228 on the Map of Lincoya Hills Subdivision, Section VII, as of record in Book 2331, Page 119, 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. 228 fronts 115 feet on the west side of Glen Oaks Drive and extends westerly 198.5 on the northerly line and 128.9 feet on the southerly line to a deadline, measuring 101.8 feet thereon.

Being the same property conveyed to Connie Hendrix and Elizabeth Smith by Executor Quitclaim Deed from David R. Thurston, Executor of the Estate of Mary J. Rountree (aka Mary Johnson Rountree) of record in Instrument No. 20190808-0078788 Register's Office for Davidson County, Tennessee, dated April 04, 2019 and recorded on August 08, 2019.

Also see Last Will and Testament of Mary J. Rountree (a/k/a Mary Johnson Rountree) admitted to probate in the Probate Court of Davidson County, Tennessee, on April 4th, 2019 as Case No. 19P-498.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2540, Page 55, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to

the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2824 Glenoaks Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of February, 2020.

Connie Hendrix

Elizabeth Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

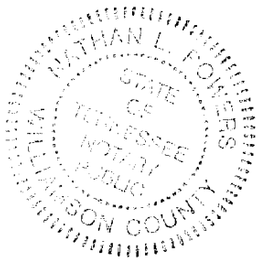
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connie Hendrix and Elizabeth Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2020.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21



I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2020

