Karen Johnson Davidson County
Batch# 468150 DEEDWARR
09/01/2020 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200901-0099448

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

A-HK-20-602

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine Weiss	**Wilson Bank & Trust**	
(NAME) **602 Continental Dr**	(NAME) **1436 West Main Street**	**102-03-0-042.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Lebanon, TN 37087**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE I CHAPMAN, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE WEISS, an unmarried woman,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1328 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register' s Office for said County.

Said Lot No. 1328 fronts 74 feet on the Northerly side of Continental Drive, and extends back 153.1 feet on the Easterly line and 154.7 feet on the Westerly line, to a dead line in the rear on which it measures 79.8 feet.

Being the same property conveyed to Keller Chapman and wife, Joyce I. Chapman by Warranty deed from G. H. Todd and H. B. Sheets of record in Book 3765, page 469, Register's Office for Davidson County, Tennessee, dated May 29, 1964 and recorded on June 1, 1964.

The said Keller Chapman having since died on May 28th, 2010 leaving Joyce I. Chapman as surviving tenant by the entirety.

Durable Power of Attorney of record in Instrument No 20200717-0078572, Register's Office for Davidson County, TN.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **602 Continental Dr, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my hand this the 23 DAY OF JULY, 2020.

Joyce I Chapman by Henry Keller Chapman, Jr as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keller Chapman, Jr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOYCE I CHAPMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JOYCE I CHAPMAN.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY