WARRANTY DEED

Karen Johnson Davidson County
Batch# 525897 DEEDWARR
12/07/2020 03:52:40 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20201207-0141897

O-SRE-20-6136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Matthew J. Becker and Susan C. Becker	**Matthew J. Becker and Susan C. Becker**	
(NAME)	(NAME)	
228 Cobblestone Landing	**228 Cobblestone Landing**	**172-15-0-005.00**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	**Mt. Juliet, TN 37122**	
(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, **THOMAS A. CHAPMAN AND KRISTINA LYNN CHAPMAN, TRUSTEES OF THE CHAPMAN FAMILY TRUST DATED NOVEMBER 9, 2006,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW J. BECKER AND SUSAN C. BECKER, HUSBAND AND WIFE** 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. 1 on the Plan of Final Plat of Chapman's Retreat of record in Plat at Instrument No. 20160108-0002181, amended in Instrument No. 20190923-0096466, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thomas A. Chapman and Kristina L. Chapman, Trustees of the Chapman Family Trust, dated November 9, 2006 by Quitclaim deed from Thomas A. Chapman and Kristina L. Chapman of record in Instrument No. 20170417-0036725 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 17, 2017. Kristina L. Chapman and Kristina Lynn Chapman are one and the same.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20160108-0002181, amended in Instrument No. 20190923-009646, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **6136 Mount Pisgah Road, Nashville, Tennessee 37211**.

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/our hand(s) this the 4th DAY OF DECEMBER, 2020.

The Chapman Family Trust dated November 9, 2006

BY: _____
Thomas A. Chapman
Trustee

BY: _____
Kristina Lynn Chapman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Chapman and Kristina Lynn Chapman, Trustee(s) of The Chapman Family Trust dated November 9, 2006 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of December, 2020.

_____
Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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