Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 564834 DEEDWARR
02/01/2021 09:32:33 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20210201-0013906

Name and Address of New Owner:
William T. Chapman, IV, Trustee of the
6210 Hickory Valley Road Trust dated January 27, 2021
P.O. Box 340020
Nashville, TN 37203

Send Tax Bills To:
William T. Chapman, IV, Trustee of the
6210 Hickory Valley Road Trust dated January 27, 2021
P.O. Box 340020
Nashville, TN 37203

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

**Map & Parcel No: 115-04-0-057**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Raymond Jacobs and wife, Nancy Jacobs**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William T. Chapman, IV, Trustee of the 6210 Hickory Valley Road Trust dated January 27, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being lot No. 203 on the Plat of Hillwood Estates, Section 9, Part 1 as of record in book 2331 page 27, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Darden Place at the corner of Lots Nos. 202 and 203; thence with the line between said two lots southwestwardly 242.54 feet; thence south 51° 21' east 290.25 feet to the northwesterly margin of Hickory Valley Road; thence with same northeastwardly 212.05 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 39.27 feet to the southwesterly margin of Darden Place, thence with same northwestwardly 265 feet to the beginning.

Being the same property conveyed to Raymond Jacobs and wife, Nancy Jacobs by Deed dated July 28, 2003 from Mark Averbuch, recorded August 4, 2003, in Instrument Number 20030804-0110292, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of January, 2021.

(SEAL)
Raymond Jacobs

(SEAL)
Nancy Jacobs

STATE OF TENNESSEE
COUNTY OF Dickson

On this 29th day of January, 2021, before me personally appeared Raymond Jacobs and Nancy Jacobs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of January, 2021.

Notary Signature
My commission expires: 03/20/2024

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29th day of January, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-4295-TN

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024