ADDRESS NEW OWNER: Jaime O'Bryan
Ikechuku Ogwu
849 Beech Bend Dr
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 584656 DEEDWARR
03/04/2021 11:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,161.80
20210304-0028275

SEND TAX BILL TO: Simmons Bank
4220 N Rodney Parham Rd ste 300
Little Rock, AR 72212

MAP-PARCEL NOS. 14214014900

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Elizabeth Lynne Smith, Daniel Everett Chambers, Mark Lee Chambers, and Lori Gail Hadden, all as devisees of "The Dorothy Lorene Chambers Estate"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jaime O'Bryan and Ikechuku Ogwu, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 637 on the Plan of Harpeth Woods, Section of Harpeth Valley Park, of record in Plat Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel E. Chambers, Jr. and wife Dorothy G. Chambers by Warranty Deed from C & S Builders of record in Book 5527, page 814, dated October 17, 1979 and recorded November 9, 1979 and corrected by Deed of Correction of record in Book 7280, page 179, dated June 17, 1987 and recorded June 30, 1987, Register's Office for Davidson County, Tennessee. Daniel E. Chambers predeceased Dorothy G. Chambers, leaving her as the surviving tenant by the entirety and owner in fee simple of subject property.

Dorothy Lorene Chambers having since died testate January 11, 2020. Decedent's estate being duly probated in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 20P1374. Pursuant to The Last Will and Testament, Elizabeth Lynne Smith, Daniel Everette Chambers, Mark Lee Chambers and Lori Gail Hadden are the legatees and devisees of the Decedent. Elizabeth Lynne Smith and Daniel Everett Chambers were appointed co-executors of Decedent's will.

Dorothy Lorene Chambers and Dorothy G. Chambers being one and the same person.

Daniel Everett Chambers and Daniel Everette Chambers being one and the same person.

Elizabeth Lynne Smith and Daniel Everett Chambers, Co-Executors of the Estate of Dorothy Lorene Chambers, join in this deed and warrant that there are no matters affecting the Estate of Dorothy Lorene Chambers that would cause result in an encumbrance on the title to the subject Property being conveyed herein.

Grantor warrants that the subject property has never been used as any of their marital residence and is not subject to any marital rights therein.

This is property with a common address of 849 Beech Bend Dr, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 4860, Page 111, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 5051, Page 92; as Amended in Book 5197, Page 123; as Amended in Book 5228, Page 718, said
Register's Office.(4) Permissive Use Easement referencing fence and encroachment of record in Book 6894, Page 356, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of March 2021.

Elizabeth Lynne Smith, individually

Daniel Everett Chambers, individually

Mark Lee Chambers, individually

Lori Gail Hadden, individually

Elizabeth Lynne Smith, Co-Executor of The Estate of Dorothy Lorene Chambers

Daniel Everett Chambers, Co-Executor of The Estate of Dorothy Lorene Chambers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Elizabeth Lynne Smith, individually,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of March 2021.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Daniel Everett Chambers, individually,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of March 2021.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mark Lee Chambers, individually,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of March 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lori Gail Hadden, individually,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of March 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Elizabeth Lynne Smith, Co-Executor of The Estate of Dorothy Lorene Chambers,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of March 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Daniel Everett Chambers, Co-Executor of The Estate of Dorothy Lorene Chambers,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of March 2021.

_____
Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater for this transfer is $314,000.00.

Megan Crawford
Affiant

Subscribed and sworn before me this 2nd day of March 2021.

Bethany D. Scott
Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. 2102-039

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY