Name and Address of New Owner:
Russell Bennett
1273 East Putnam Avenue
Greenwich, CT 06878

Send Tax Bills To:
Russell Bennett
1273 East Putnam Avenue
Greenwich, CT 06878

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

Map & Parcel No: 08610006400

Karen Johnson Davidson County
Batch# 606771 DEEDWARR
04/05/2021 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $688.20
20210405-0044011

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, **Tammy Fisher Heathcott, n/k/a Tammy Heathcott Chapman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Russell Bennett, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No 68 on the Plan of Chapelwood Subdivision, Section 2, of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tammy Fisher Heathcott, single by Deed dated September 26, 2016 from Edward L. Miller and Nancy L. Miller, husband and wife, recorded September 27, 2016, in Instrument Number 20160927-0101643, 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.

The subject property has not been used as a residence by the Grantor and is not subject to any marital rights of the spouse of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2021. THC 30 day

(SEAL)
Tammy Heathcott Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON 30th Kaw will.amson

On this 31st day of March, 2021, before me personally appeared Tammy Heathcott Chapman, 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 31st day of March, 2021. Kaw 30th

Notary Signature
My commission expires: 9/28/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

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 $186,000.00, 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
~~31~~ 30th day of March, 2021.

Notary Public
My commission expires: 9/23/24
File No. 2021-5087-TN

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

