Karen Johnson Davidson County
Batch# 607188 DEEDWARR
04/06/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20210406-0044566

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $387,500.00.

Affiant

Subscribed and sworn to before me, this 1 day of April, 2021.

Notary Public
My commission expires: 9/2/24

Address of New Owner:	Send Tax Bills to:	Tax Information
Haley Nicole Bass	Ameris Bank	133-05-0D-001.00-CO
561 A Veritas Street	1800 Parkway Place #820	
Nashville, TN 37211	Marietta, GA 30067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George Chapman Properties, LLC, a Missouri Limited Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to **Haley Nicole Bass, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING UNIT A, ON THE PLAN OF HOMES AT 561 VERITAS STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ATTACHED AS EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 561 VERITAS STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20171117-0118414 AND AMENDED IN INSTRUMENT NOS. 20180206-0011873 AND 20190207-0011879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO GEORGE CHAPMAN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ANDREW TILGHMAN, OF RECORD IN INSTRUMENT NO. 20190305-0020047, OFFICE OF REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 561 A Veritas Street, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 31 day of MARCH, 2021.

GEORGE CHAPMAN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, SELLER

EMMA CHAPMAN, AUTHORIZED SIGNATORY

Acknowledgement

STATE OF MISSOURI
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMA CHAPMAN, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Signatory for GEORGE CHAPMAN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, and as such Authorized Signatory signed in the stated capacity for the purposes therein contained and he the authority to so act.

Witness my hand and seal this 31 day of MARCH, 2021.

Notary Public
Commission expiration date: 10-1-23

BECKY SUE TILLMAN Notary Public (SEAL) Commission #19457072 Webster County Notary Seal STATE OF MISSOURI My Commission Expires 10-01-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022