Karen Johnson Davidson County
Batch# 640351 DEEDWARR
05/20/2021 08:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210520-0068248

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Amanda M. Chaplain and David Chaplain 432 Carphilly Ct. Brentwood, TN 37027

Order Number: 11060-381471

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Amanda M. Chaplain, f/k/a Amanda M. Morris, and David Chaplain, Wife and Husband**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Amanda M. Chaplain and David Chaplain, Wife and Husband, as tenants in common with right of survivorship**, whose address is 432 Carphilly Ct, Brentwood, TN 37027, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot(s) 24, as shown on the map entitled Final Plat for Sterling Oaks Phase III, of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 172-05-0B-138.00 CO

Street address of property: 432 Carphilly Ct., Brentwood, TN 37027

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180723-0071385 in the Recorder's Office, Davidson County, Tennessee.

Signed this 16TH day of JUNE, 2020.

Signature of Grantors:

Amanda M. Chaplain, f/k/a
Amanda M. Morris

David Chaplain

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 16TH day of JUNE, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Amanda M. Chaplain, f/k/a Amanda M. Morris, and David Chaplain, ~~known to me, or~~ proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Carole A. Stallings
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CAROLE A. STALLINGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2023

Property Address: 432 Carphilly Ct, Brentwood, TN 37027
Tax Parcel: 172-05-0B-138.00 CO

Oath of Consideration

I or we, AMANDA M. CHAPLAIN FKA AMANDA M. MORRIS AND DAVID CHAPLAIN, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 16TH day of JUNE, 2020.

Signatures of Affiant(s):

Amanda M Chaplain David Chaplain

Sworn and subscribed before me this 16TH day of JUNE, 2020.
BY AMANDA M. CHAPLAIN AND DAVID CHAPLAIN

Carole A. Stallings
Notary Public

COMISSION EXPIRES 11/6/2023

CAROLE A. STALLINGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2023

EXHIBIT 'A'

File No.: **11060-381471 (BD)**
Property: **432 Carphilly Ct, Brentwood, TN 37027**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 24, AS SHOWN ON THE MAP ENTITLED FINAL PLAT FOR STERLING OAKS PHASE III, OF RECORD IN INSTRUMENT NO. 20001122-0115320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being all of that certain property conveyed to Amanda M. Morris, an unmarried woman and David Chaplain, an unmarried man, as tenants in common with right of survivorship from Kyle Prins and Brittany Lynne Prins, husband and wife, by deed dated July 20, 201B and recorded July 23, 201B in Instrument No. 201B0723-00713B5 of official records.

A.P.N. 172050B13800CO

True Copy Certification

I, Allyn Morgan, 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 _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan 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: 6/27/2021

Notary Seal

KAYLA L. MCQUEARY
Notary Public, State of Texas
Comm. Expires 06-27-2021
Notary ID 129432363