WARRANTY DEED

Karen Johnson Davidson County
Batch# 643938 DEEDWARR
05/25/2021 02:18:56 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50

20210525-0070893

G-VRES-21-951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: MAR 22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC FRANCES RUDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel Nadler and Lorena Nadler	**CapStar Bank**	
(NAME)	(NAME)	**115-01-0-001.00**
951 Plateau Parkway	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAD ERNEST CHAPIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL NADLER AND LORENA NADLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Addition to West Meade Hills of record in Plat Book 3600, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chad Ernest Chapin by Warranty Deed from Community First Bank & Trust of record in Instrument No. 20101229-0103445 Register's Office for Davidson County, Tennessee, dated December 22, 2010 and recorded on December 29, 2010.

Teryn Chapin joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3616, Page 584, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **951 Plateau Parkway, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 21st DAY OF MAY, 2021.

Chad Ernest Chapin

Teryn Chapin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD ERNEST CHAPIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERYN CHAPIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212