This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P21-0570-D

Karen Johnson Davidson County
Batch# 645583 DEEDWARR
05/28/2021 10:13:10 AM 2 pgs
Fees: $13.00 Taxes: $865.80
20210528-0072299

WARRANTY DEED

Address of New Owners:
Mr. Marlin Chapman
8466 Old Charlotte Pike
Pegram, TN 37143

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Curtis M. Humphrey and wife, Jennifer L. Humphrey

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marlin Chapman, married,

hereinafter called the Grantees, their heirs 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 No. 214 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, Horizontal Property Regime with Private Elements, of record in 20040210-0016203, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Curtis M. Humphrey, husband and wife, Jennifer L. Humphrey by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 12, 2006, of record in Instrument Number: 20060118-0006593, in the Register's Office of Davidson County, Tennessee.
This property is subject to all matters as shown on Plan of record in Instrument No. 20040210-0016203, in the Register's Office of Davidson County, Tennessee.

This property is subject to easements, of record in Instrument No 20031120-0169458 and 20031120-0169459, in the Register's Office of Davidson County, Tennessee.

This property is subject to restrictions and reservations, of record in Instrument No. 20040210-0016203, in the Register's Office of Davidson County, Tennessee.

This property is subject to the terms and conditions of the Lake Ridge Village Townhouse Corporation, See Charter, of record in Instrument No. 20040210-0016209, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 3030 Ned Shelton Road #214, Nashville, TN 37217

THIS CONVEYANCE IS SUBJECT TO: 2021 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 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/our hand(s) this the 26th day of May, 2021.

Curtis M. Humphrey

Jennifer L. Humphrey

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis M. Humphrey and wife, Jennifer L. Humphrey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of May, 2021.

Notary Public

LESA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2021.

Notary Public

LESA D. CUDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-28-2021

My Commission Expires:_____

Map: 135 08 OB 044.00