Karen Johnson Davidson County
Batch# 661088 DEEDWARR
06/21/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210621-0083338

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

2021-717

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

(Affiant)

Sworn to and subscribed before me this 10th day of June, 2021.

Notary Public

My commission expires: 3-10-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Marlin Chapman (NAME)	(NAME)	**142-11-0B-008.00CO**
8160 Charlotte Pk **901 Magnolia Court West** (ADDRESS)	New Owner (ADDRESS)	
Peagram TN 37143 **Nashville, TN 37221** (City) (State) (Zip)	(City) (State) (Zip)	

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, **Joel Adam Abramson and Felicia Anne Abramson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marlin Chapman, a married man as sole and separate property** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 8 Magnolia Place, as shown on plat of record in Plat Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all the same property conveyed to Joel Adam Abramson and Felicia Anne Abramson, husband and wife, by deed from Jarrod F. Craig and Kaylin Craig of record in Instrument No. 20180228-0018743, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 901 Magnolia Court West, Nashville, TN 37221.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes or special assessments which are not shown as existing liens by the public records, (7) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, (8) Taxes for the year 2021, and subsequent years, a lien not yet due and payable, (9) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in instrument of record in Book 9367, Page 807, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, and (10) Sanitary Sewer Easements granted the HVUD of record in Book 7803, Page 640 and Book 7788, page 977, Register's Office for 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of June, 2021.

_____ (SEAL)
Joel Adam Abramson

_____ (SEAL)
Felicia Anne Abramson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2021, before me personally appeared Joel Adam Abramson and Felicia Anne Abramson, 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 17th day of June, 2021.

_____
Notary Signature
My commission expires: 5-9-2023

DOROTHY M SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

