Karen Johnson Davidson County
Batch# 680416 DEEDWARR
07/21/2021 10:17:19 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20210721-0097653

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Maryland)
County of Montgomery)

The actual consideration or value,
whichever is greater, for this transfer is: **$260,000.00**

Affiant Signature

Subscribed and sworn to before me on this the 19th day of July, 2021.

OBIANANMA KIMBERLY MUONEKE
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 01, 2024

Obianamma Kimberly Muoneke
Notary Public

My Commission expires: 11/01/2024

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL NUMBER:**
Christopher R. Chapman and Alexandra M. Chapman 3122 Long Blvd #309 Nashville TN 37203	New Owner	104-02-1D-309.00

WARRANTY DEED

21NT01610

Effective the 19th Day of July, 2021 and FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

Kathy Lyons-Burke and Brian Lyons-Burke, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher R. Chapman and Alexandra M. Chapman,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Unit No. 309, Villages at Long Boulevard I, as shown on the Exhibit to the Master Deed of record in Instrument Nos. 20060627-0076772, 20061102-0136062, 20070621-0074138, 20070725-0088208, 20071030-0128067 and 20081031-0108684, said Register's Office, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kathy Lyons-Burke and Brian Lyons-Burke, wife and husband, by Warranty Deed from Shri Mishra and wife, Sharda Mishra and Puneet Mishra, unmarried, dated 07/01/2014 and recorded 07/08/2014 as Instrument No. 20140708-0059835, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all plats, easements, restrictions, and other matters of record.

This is an improved property commonly known as: **3122 Long Blvd, Apt 309, Nashville, TN 37203**.

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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19 day of July 2021.

Kathy Lyons-Burke

Brian Lyons-Burke

State of Maryland)
County of Montgomery)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Kathy Lyons-Burke and Brian Lyons-Burke, wife and husband**, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 19th day of July 2021.

Obiananma Kimberly Muoneke
Notary Public

My commission expires: 11/01/2024

OBIANANMA KIMBERLY MUONEKE
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 01, 2024