This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAR 18, 2022

Karen Johnson Davidson County
Batch# 681630 **DEEDWARR**
07/22/2021 10:36:16 AM 2 pgs
Fees: $13.00 Taxes: $1,613.20

20210722-0098423

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $436,000.00.

Nancy C Chapman
Affiant

Subscribed and sworn before me this the 21 day of July, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nancy C. Chapman, John T. Chapman and Scott Richard Chapman 909 Malquin Drive Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	061-03-0 132.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COREY SIMMONS AND AMBERLY SIMMONS F/K/A AMBERLY CULVER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NANCY C. CHAPMAN AND JOHN T. CHAPMAN, WIFE AND HUSBAND AND SCOTT RICHARD CHAPMAN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block "K", on the Plan of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Corey Simmons and Amberly Culver, tenants in common with rights of survivorship, by Warranty Deed dated 10/28/2016, from Catherine McTamaney, unmarried, of record in Instrument Number 20161031-0114813, Register's Office for said County.

The said Amberly Simmons and Amberly Culver are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 909 Malquin Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21 day of July, 2021.

Corey Simmons by Jenny West Attorney in Fact
Corey Simmons
BY: Jenny West as Attorney-in-Fact

Amberly Simmons by Jenny West Attorney in fact
Amberly Simmons F/K/A Amberly Culver
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of July, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Corey Simmons by Specific POWER OF ATTORNEY dated 07/15/21, and who acknowledged that he executed the same as the free act and deed of Corey Simmons.

Witness my hand and official seal this 21 day of July, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of July, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amberly Simmons F/K/A Amberly Culver by Specific POWER OF ATTORNEY dated 07/15/21, and who acknowledged that he executed the same as the free act and deed of Amberly Simmons F/K/A Amberly Culver.

Witness my hand and official seal this 21 day of July, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022