Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635929

Karen Johnson Davidson County
Batch# 697256 DEEDWARR
08/13/2021 11:10:37 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00
20210813-0109558

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $870,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2021.

Notary Public
My Commission Expires: 9-30-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Bradley Worthington and Teri Worthington 4414 Forsythe Place Nashville TN 37205	~~New Owner~~ Synovus Bank 800 Shades Creek Pkwy, MS101 Birmingham, AL 35209	Tax Parcel ID No. 130 10 0 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee of the 4414 Forsythe Place Trust, dated November 18, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Bradley Worthington and Teri Worthingon, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Resubdivision of Lots No. 6, 7, 16, 17, 27 and 32 of Block "C" and a strip 139 1/2 Ft. wide off of the North part of Block "D" of Belle Meade, of record in Plat Book 421, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 200 feet on the Northerly side of Forsythe Ave. or Place and extends back between parallel lines, 232 feet, more or less, to the Southerly line of Lot No. 28 on the plat of the Subdivision of Block "C", in Belle Meade, Plan No. 2 as of record in Book 421, Page 58, said Register's Office.

Being the same property conveyed to William T. Chapman, IV, Trustee of the 4414 Forsythe Place Trust, dated November 18, 2020, by Warranty Deed from Clayton B. Tate and Hannah J. Tate, husband and wife, of record in Instrument No. 20201123-0137318, in the Register's Office of Davidson County, Tennessee, dated November 20, 2020 and recorded on November 23, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots No. 6-7-16-17-26-27 and 32 of Block "C" and a strip 139 1/2 Ft. wide off of the North part of Block "D" of Belle Meade, as recorded in Plat Book 421, Page(s) 96.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Subdivision of Block C, Belle Meade Plan No. 2, as recorded in Plat Book 421, Page(s) 58.

This is improved property located at 4414 Forsythe Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2021.

4414 Forsythe Place Trust, dated November 18, 2020

BY: William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for 4414 Forsythe Place Trust, dated November 18, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of August, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023