WARRANTY DEED

Karen Johnson Davidson County
Batch# 708016 DEEDWARR
08/31/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210831-0117513

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/11/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marlin Chapman	Marlin Chapman	098 05 0 048.00
(NAME)	(NAME)	
8466 Old Charlotte Pike	8466 Old Charlotte Pike	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Pegram, TN 37143	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Cody Purvis, a single man and Marlina Smith, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marlin Chapman, a married man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 166 on the Plan of Lake Park (erroneously referred to as Lark Park), Section Five as of record in Book 4660, Page 198, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cody Purvis, a single person, and Marlina Smith, a married person by Warranty Deed from William B. Purdy, an unmarried man, dated 07/06/2016 and recorded 07/15/2016, of record in Instrument 201607150072919, Register's Office for Davidson County, Tennessee. Marlina Smith having since divorced. Final Decree of Divorce of record in Docket No. 16D1444, Register's Office for Wilson County, Tennessee; Further, being the same property conveyed to Cody Purvis, a single person and Marlina Smith, an unmarried woman, as joint tenants with right of survivorship by Quit Claim Deed from Cody Purvis, a single person and Marlina Smith, divorced-not remarried, dated 03/24/2021 and recorded 05/13/2021, of record in Instrument 202105130064676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4660, Page 198, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5018, Page 630, Register's Office for Davidson County, Tennessee; Deed to Metro Government of record in Book 4101, Page 353, Register's Office for Davidson County, Tennessee; Deed of conveyance of record in Book 4431, Page 831, Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association of record in

Book 4669, Page 746, Register's Office for Davidson County, Tennessee; Warranty Deed to First Suburban Utility District of record in Book 4914, Page 466, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5880 S New Hope Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of August, 2021.

Cody Purvis

Marlina Smith

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cody Purvis and Marlina Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of August, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Aug 25, 2021.

Tracey Trumphour
Affiant
Date: 8-25-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of August, 2021.

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY