This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13911-AP

Karen Johnson Davidson County
Batch# 712410 DEEDWARR
09/09/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $875.05
20210909-0120998

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $236,500.00.

Affiant

ALLISON B JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this the 3rd day of September, 2021.

Notary Public
My Commission Expires: 10/30/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caleb Chapman 3030 Ned Shelton Rd #214 Nashville, TN 37217	New Owner	135-08-0B-044-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marlin Chapman, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Caleb Chapman, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 214, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040210-0016203, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marlin Chapman, married by Warranty Deed from Curtis M. Humphrey and wife, Jennifer L. Humphrey, dated May 26, 2021, of record in Instrument No. 20210525-0072299, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This Instrument executed on behalf of Marlin Chapman ("Principal") by Jim Myers pursuant to the Power of Attorney of record in Instrument Number _____202109090120996_____, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3030 Ned Shelton Road, 214, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of September, 2021.

GRANTOR:

Marlin Chapman by Jim Myers as Attorney in Fact

Marlin Chapman by Jim Myers as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Myers the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Marlin Chapman ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of September, 2021.

Rachel Marie Collins

Notary Public
My Commission expires: 3.6.2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Edward Cooper, do hereby make oath that I am the licensed attorney and/or the 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 September 7, 2021

Edward Cooper
Dated: September 7, 2021

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda C. Bourdon

My Commission Expires: October 21, 2024

DATED: September 7, 2021