Name and Address of New Owner:
Ann Randolph McKenzie
3831 West End Ave. #18
Nashville, TN 37205
Send Tax Bills To:
SWBC
9311 San Pedro Avenue #100 San Antonio, TX 78216
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 103-12-0C-018.00-CO

Karen Johnson Davidson County
Batch# 712421 DEEDWARR
09/09/2021 03:06:01 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20210909-0121011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chapman Development, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ann Randolph McKenzie,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 18 as shown on the Plat 3831 Condominium, of record in Book 5200, Page 302, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 3831 Condominium Association, as described in Book 5699, Page 857, et seq., said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan Chapman and Elizabeth Chapman husband and wife, by Warranty Deed from Sara Brumberg, N.K.A Sara Wright, married, of record in Instrument No. 20161208-0129125 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on December 08, 2016. (Value of consideration shown in aforementioned deed $182,390.00).

Being the same property conveyed to Chapman Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ryan Chapman and Elizabeth Chapman, husband and wife, of record in Instrument No. 20170803-0079336 Register's Office for Davidson County, Tennessee, dated August 02, 2017 and recorded on August 03, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 3831 West End Ave., Unit #18, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2021.

Chapman Development, LLC, a Tennessee Limited Liab ility Company

By: ACM Authorized Agent
Ann Casey Martin, Authorized Agent

State of Tennessee
County of Davidson

Before me, Ann Casey Martin of the state and county mentioned, personally appeared Ann Casey Martin, Authorized Agent with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theAuthorized Agent of Chapman Development, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand, at office, this 8th day of September, 2021.

Notary's Signature
My commission expires: 5/2/22

SARAH MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of September, 2021.

Notary Public
My commission expires:
File No. 2021-1801

GREGORY POZZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024