Karen Johnson Davidson County
Batch# 725266 DEEDWARR
09/28/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $5,661.00
20210928-0130171

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,530,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2021.

Notary Public

My commission expires: **05-05-2025**

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Chappell, Laura Chappell, Gregory L. Maag, and Donna L. Maag	Cardinal Financial Company, LP DBA Peoples Home Equity	104-05-0-322.00
3536 Central Avenue	3701 Acro Corp. Dr., Ste 200	
Nashville, TN 37205	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BRENT H. ANTONY AND ELIZABETH G. ANTONY, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL CHAPPELL AND LAURA CHAPPELL, HUSBAND AND WIFE, AS TO A 50% INTEREST, AND GREGORY L. MAAG AND DONNA L. MAAG, HUSBAND AND WIFE, AS TO A 50% INTEREST, AS TENANTS IN COMMON**, 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 the easterly 6.2 feet of Lot No. 257 and all of Lot Nos. 258 and 259 on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, Page 174, Register's Office for said county, and being the same part of Lot No. 257 and all of Lots 258 and 259 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, said Register's Office.

Said part of Lot No. 257 and all of Lot Nos. 258 and 259 front together 106.2 feet on the Northerly side of Central Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Brent H. Antony and wife, Elizabeth G. Antony by Warranty deed from Cendant Mobility Financial Corporation, a Delaware Corporation of record in Instrument No. 20050706-0077509, Register's Office for Davidson County, Tennessee, dated May 19, 2005 and recorded on July 06, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3536 Central Avenue, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of September, 2021.

Brent H. Antony by Steven T. Morris
Attorney-in-fact

Elizabeth G. Antony by Steven T. Morris
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, as attorney in fact for both Brent H. Antony and Elizabeth G. Antony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2021.

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a 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 09/27/2021 (date ~~of document~~).

Affiant Signature

09/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
EXPIRES MAY 5, 2025