Karen Johnson Davidson County
Batch# 730648 DEEDWARR
10/05/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20211005-0133885

Warranty Deed

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00 Affiant Subscribed and sworn to before me, this the 22nd day of September, 2021. Notary Public My commission expires: 3/6/24

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:
Lauryl Hanna Pate Chalfin	New Owner(s)	070-08-0-224.00
1655 Lewisburg Pike		
Franklin, TN 37064		

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, **JOYCE ACKLEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURYL HANNA PATE CHALFIN**, 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 part of Block "E" on the map of Haynie's Addition to Free Silver Plan of record in Plat Book 161, Page 83, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a low water mark on Cumberland River, at the Southeast corner of Block "E" and in the center of a branch or ravine, and runs thence with the center of said branch, North 19 degrees East 90 feet, North 52 1/2 degrees West 165 feet, North 60 1/2 degrees East 113 feet, North 2 degrees East 80 feet; North 42 1/2 degrees East 195 feet, South 78 degrees East 100 feet; thence leaving said branch and running South 1 1/2 degrees East 576 feet to the low water mark on Cumberland River; thence with the same Westerly 373 feet to the point of beginning, containing 4 acres, more or less.

Also an easement for roadway along the ravine for the use of this 4 acres and other land, so as to connect this land with the Southern street in said plan.

Being the same property conveyed to Joyce Acklen and Ehrai Acklen by Warranty deed from Joyce Day Acklen Lilly of record in Book 4450, page 903, Register's Office for Davidson County, Tennessee, dated October 8, 1970 and recorded on October 8, 1970.

Being the same property conveyed to Ehrai Acklen and Joyce Acklen Lilly, joint tenants with right of survivorship by Quitclaim deed from Joyce Acklen (Lilly) and Ehrai Acklen of record in Book 5815, page 964, Register's Office for Davidson County, Tennessee, dated October 20, 1981 and recorded on November 5, 1981.

Being the same property conveyed to Joyce Acklen and Ehrai Acklen Zapp, jointly with rights of survivorship by Quitclaim deed from Joyce Acklen and Ehrai Acklen Zapp (formerly Ehrai Acklen) of record in Instrument No. 20080317-0026925 Register's Office for Davidson County, Tennessee, dated March 13, 2008 and recorded on March 17, 2008. The said Ehrai Acklen Zapp having since died.

Being the same property conveyed to Joyce Acklen and Jeh Dobson by Quitclaim deed from Joyce Acklen of record in Instrument No. 20141114-0105320 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 14, 2014.

Being the same property conveyed to Joyce Acklen, not married by Quitclaim deed from Jeh Dobson, married of record in Instrument No. 20180319-0025621 Register's Office for Davidson County, Tennessee, dated March 6, 2018 and recorded on March 19, 2018.

Being also known as 820 Youngs Lane, Nashville, Tennessee 37207.

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 820 Youngs Lane, Nashville, TN 37207, 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 HAND EFFECTIVE AS OF THE 22nd day of September, 2021.

Joyce Acklen

Joyce Acklen

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 Joyce Acklen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2021.

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

My Commission Expires: 3/6/24

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 10/04/2021 (date ~~of document~~).

Affiant Signature

10/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of October, 2021.

Eliza Whitfield
Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025