Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937329

Karen Johnson Davidson County
Batch# 735570 **DEEDWARR**
10/13/2021 11:10:19 AM 2 pgs
Fees: $13.00 Taxes: $9,620.00

20211013-0137598

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Chapman, IV, Trustee 2020 Otter Creek Road Nashville TN 37215	New Owner	Tax Parcel ID No. 144 00 0 076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tammy J. McKay, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee of the 2020 Otter Creek Road Trust, dated October 4, 2021.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, City of Forest Hills, being a portion of the Elmo W. Brown property and being more particularly described according to the survey of Turner Engineering Co., Inc., dated November 7, 1978, as follows:

Beginning at an iron pin in the Northeast right-of-way intersection of Hillsboro Road and Otter Creek Road and proceeding as follows with the Easterly right-of-way of Hillsboro Road and with a curve to the left having a radius of 9,9760.0 feet Northeastwardly a distance of 201.32 feet to an iron pin being the Southwesterly corner of the J.R. Bonnell property (Book 1787, page 169, Register Office for said County); thence leaving the Easterly right-of-way to Hillsboro Road and with Bonnell's Southwesterly property line, South 66 degrees 47'18" East, a distance of 484.53 feet to an iron pin and being the Northwesterly corner of the Elmo W. Brown property (Book 4481, page 34, said Register's Office), thence leaving the Southerly line of the Bonnell property, South 24 degrees 42" 45" West 370.4 feet to an iron pin in the Northerly right-of-way of Otter Creek Road; thence with the Northerly right-of-way of Otter Creek Road in a Westerly direction and with a curve to the left having a radius of 985.0 feet, a distance of 401.96 feet to an iron pin; thence continuing with said right-of-way North 56 degrees 45" West, a distance of 128.61 feet to the point of beginning and containing 3.00 acres, more or less.

Being the same property conveyed to Tammy J. McKay, by Executor's Deed from Cumberland Trust and Investment Company, as Executor of the Estate of Charles E. McKay, III, of record in Instrument No. 20210211-0019415, in the Register's Office of Davidson County, Tennessee, dated February 04, 2021 and recorded on February 11, 2021. Since Charles Elford McKay III death on August 29, 2020.

Being the same property conveyed to Sandra Ming McKay and Charles Mckay, Husband and Wife by Final Divorce decree of record in Case No. 06D-3062, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles McKay, by Quitclaim Deed from Sandra Ming McKay, of record in Instrument No. 20070627-0076948, in the Register's Office of Davidson County, Tennessee, dated June 21, 2007 and recorded on June 27, 2007.

Being the same property conveyed to Charles McKay and Sandra McKay, Husband and Wife, by Warranty Deed from Jacqueline Kelly, unmarried, of record in Book 8996, Page 745, in the Register's Office of Davidson County, Tennessee, dated June 28, 1993 and recorded on June 29, 1993.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2020 Otter Creek Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of October, 2021.

Tammy J. McKay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tammy J. McKay, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

