(1)

Karen Johnson Davidson County
Batch# 738105 DEEDWARR
10/18/2021 10:01:47 AM 2 pgs
Fees: $13.00 Taxes: $2,963.70

20211018-0139376

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $801,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2021.

Notary Public

My commission expires: 12-21-2023

LYNN S. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Charles Chapela and Sheree Lyn Chapela	Fam Bank	**172-02-0-025.00**
5928 Abbott Drive	50 Franklin Street	
Nashville, TN 37211	Clarksville, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

R. Kelly Smith and wife, Patricia W. Smith

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Christopher C. Chapela and Sheree L. Chapela, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of The Highlands Annex of record in Plat Book 5210, Page 59, 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 R. Kelly Smith and wife, Patricia W. Smith by Warranty deed from Edward L. Hudson and wife, Kim H. Hudson of record in Book 9842, page 238, Register's Office for Davidson County, Tennessee, dated October 24, 1995 and recorded on October 30, 1995.

This is **improved** property known as **5928 Abbott Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Wherever 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 the Grantors have hereunto executed this instrument on this the 14th day of October, 2021.

R. Kelly Smith

Patricia W. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, R. Kelly Smith and Patricia W. Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of October, 2021.

Notary Public
My Commission Expires: 10/23/21

Brad Krivensky State of Tennessee Notary Public Williamson County

BHK

Lenders Title Company File No. 21-000647-525