This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $680,000.00.

Affiant

Subscribed and sworn before me this the 4th day of November, 2021.

Notary Public
My commission expires: 7.9.24

THOMAS VORHOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 767752 **DEEDWARR**
12/06/2021 09:23:15 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20211206-0161174

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Samantha Stein	NEW OWNER	156-10-0 012.00
7908 Meadow View Drive		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEGINA FORD CHAUDOIN, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SAMANTHA STEIN, a single person,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Harpeth River Estates, Section I, of record in Plat Book 4460, page 188, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Legina Ford Chaudoin, by Quitclaim Deed dated 09/18/2020, from John T. Chaudoin and Legina Ford Chaudoin, of record in Instrument No. 20200922-0108641, Register's Office for said County.

Also being the same property conveyed to John T. Chaudoin and wife, Legina Ford Chaudoin, by Warranty Deed dated 05/08/2009, from C2 Construction, LLC, of record in Instrument No. 20090518-0045246, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7908 Meadow View Drive, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 9th day of November, 2021.

Legina Ford Chaudoin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Legina Ford Chaudoin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of November, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY