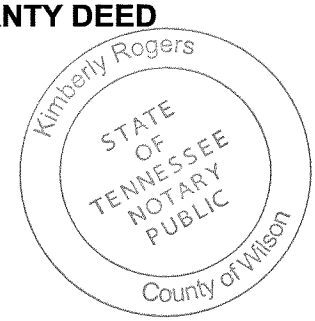
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-9-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chapman Team Properties, LLC	Chapman Team Properties, LLC	05316002200
(NAME)	(NAME)	
3632 SE Tater Peeler Road	3632 SE Tater Peeler Road	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090	Lebanon, TN 37090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 804789 DEEDWARR
02/14/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $538.35
20220214-0016669

For and in consideration of the sum of ten dollars, 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 **Tamara Grossman, a married woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chapman Team Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land, situated in 4th Civil District in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Green Heights, as of record in Book 1835, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 99.9 feet on the Southerly side of Ray Avenue and runs back 192 feet on the Westerly line and 190 feet on the Easterly line to a dead line, measuring 110.5 feet thereon.
Being the same property conveyed to Tim Watkins by Warranty Deed from George R. Wauford, dated 03/08/2018 and recorded 03/14/2018, of record in Instrument No. 201803140024197, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tamara Grossman, a married woman by Warranty Deed from Tim Watkins, Trustee of the Tim Watkins Revocable Trust, dated June 5, 2019, dated 05/06/2020 and recorded 05/19/2020, of record in Instrument No. 202005190052143, Register's Office for Davidson County, Tennessee.

This property was never the marital residence for the Grantor or her spouse.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1835, Page 112, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 1977, Page 119, and Book 1835, Page 112, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 128 Ray Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 31st day of January, 2022.

Tamara Grossman

State of Texas
County of Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamara Grossman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of January, 2022.

Notary Public:
My Commission Expires: 03/08/2023

EILEEN SANTIAGO
My Notary ID # 131922384
Expires March 8, 2023

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202202140016669

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 1-31-2022.

Tracey Trumphour
Affiant
Date: 1-31-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 31 day of January, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY