Karen Johnson Davidson County
Batch# 809404 DEEDWARR
02/22/2022 11:54:18 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220222-0019884

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

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-03556

Address of New Owner:	Send Tax Bills to:	Tax Information:
Achiever Development, LLC 2427 Chapman Dr Nashville, TN 37206	Achiever Development, LLC 4205 Hillsboro Pike STE 304 Nashville, TN 37215	083-12-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda D. Hollars, Trustee of The Phelps Trust dated March 16, 2017**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Achiever Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors 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 Lot No. 142 on the Plan of Eastland Acres, Section II, of record in Book 2331, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 142 fronts 72 feet on the Easterly side of Chapman Drive and runs back 253.7 feet on the North line and 242.1 feet on the South line, to a dead line measuring 58 feet thereon.

Being the same property conveyed to Ben Phelps and wife, Georgia C. Phelps by Warranty Deed from Don Massey and wife, Mildred E. Massey of record in Book 4949, Page 5, Register's Office for Davidson County, Tennessee, dated September 04, 1975 and recorded on September 08, 1975. (Value or consideration shown in aforementioned deed $32,500.00.)

Being the same property conveyed to Linda D. Hollars, Trustee of The Phelps Trust dated March 16, 2017 by Quitclaim Deed to Trustee from Ben Phelps and wife, Georgia C. Phelps of record in Instrument No. 20170320-0027051 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 20, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2427 Chapman Dr, Nashville, TN 37206

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 18th day of February, 2022

Linda D. Hollars, Trustee of The Phelps Trust dated March 16, 2017

BY: Linda D. Hollars, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named , as of Linda D. Hollars, Trustee of The Phelps Trust dated March 16, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Sumner County, Tennessee, this 18th of February, 2022.

Notary Public

My commission expires: 03/21/2022

