Karen Johnson Davidson County
Batch# 816472 DEEDWARR
03/07/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20220307-0025640

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2022.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia Chatman	**New Owner**	**05915012000**
727 Work Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Anita Nance Johnson, Tonya Nance Corley, and Dominique Nance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia Chatman, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 268, on the Plan of Haynes Manor, Section 2, of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Prentice Nance and wife, Charlene D. Nance, by Warranty Deed from James T. McLean and wife, Carole L. McLean, dated October 16, 1967, of record in Book 4183, Page 476, in the Register's Office for Davidson County, Tennessee. Prentice Nance died on June 9, 1980, leaving Charlene D. Nance as sole surviving tenant by the entirety. The said Charlene D. Nance died intestate on March 3, 2021, leaving the Grantors herein as her sole heirs at law. Reference to Case No. 21P1071 in the Probate Court for Davidson County, Tennessee, and to Affidavits of Heirship being filed simultaneously herewith as Instruments No. 202203070025638, and Instrument No. 202203070025639, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 727 Work Dr., Nashville, TN 37207.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Anita Nance Johnson Date: 2/22/22

Tonya Nance Corley Date: 2/22/22

Dominique Nance Date: 2/22/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anita Nance Johnson, Tonya Nance Corley, and Dominique Nance, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 7/2/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B Leedom, do hereby make oath that I am a licensed attorney and/or the 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 2/22/22.

Date

Affiant Signature

2/22/22
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 22 day of February, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.