WARRANTY DEED

Karen Johnson Davidson County
Batch# 835822 DEEDWARR
04/07/2022 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220407-0040150

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co. 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jazzmine N. Tafari and Mona Y. Grigsby	New Owners	083-14.0-058.00
(NAME)	(NAME)	
303 Cunniff Pkwy		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220093

For and 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 acknowledged, I/we, **Louise Miller, a single woman and Shirley L. Chapman, a married woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jazzmine N. Tafari and Mona Y. Grigsby, as joint tenants with right of survivorship**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 29 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William Hailey III and Louise Miller by Warranty Deed from Russell Freeman, Administrator ad Litem/Executor of the Estate of Madlyn Norman Butler and William R. Butler, Stephanie S. Merryman, Kimberly L. Butler, Eric Wills, Alex Wills and Elizabeth C. Butler, devisees of the Last Will and Testament of Madlyn Norman Butler, dated May 27, 2015 and filed of record in Instrument No. 20150602-0050865, Register's Office for Davidson County, Tennessee. And further conveyed to William Hailey III and Louise Miller and Shirley L. Chapman, joint tenants with right of survivorship by Quitclaim Deed dated April 23, 2021 and filed of record in Instrument No. 20210429-0057107, said Register's Office. The said William Hailey III died on or about 07/27/2021, leaving Louise Miller and Shirley L. Chapman owners of said property.

Property was not the marital residence of Shirley L. Chapman.

Unimproved ☐

This is improved ☒ property, known as 303 Cunniff Pkwy, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of March, 2022

Louise Miller by Shirley Chapman Attorney in fact

Louise Miller
by Shirley Chapman, Attorney in Fact

Shirley L Chapman

Shirley L. Chapman

STATE OF TENNESSEE)
COUNTY OF Anderson)

Before me personally appeared Shirley Chapman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Louise Miller, and who acknowledged that she executed the same as the free act and deed of Louise Miller.

Witness my hand, at office, this 22nd of March, 2022.

Kim Pichiarella, Notary Public

Notary Public
My Commission Expires: My Commission Expires November 2, 2024

KIM PICHIARELLA STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE)
COUNTY OF Anderson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shirley L. Chapman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of March, 2022.

Kim Pichiarella, Notary Public

Notary Public
My Commission Expires:

My Commission Expires November 2, 2024

KIM PICHIARELLA STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

KIM PICHIARELLA STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/22/22.

Affiant Signature

3/24/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/24/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON