Karen Johnson Davidson County
Batch# 864293 DEEDWARR
05/27/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20220527-0061814

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** KATHERINE ANN DESTEFANO TENNESSEE NOTARY PUBLIC My Comm Exp. July 7 2025 COUNTY OF DAVIDSON	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,475,000.00 Ashley Fox Affiant Subscribed and sworn to before me, this 18 day of May, 2022. Katherine Destefano Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: William T. Chapman, IV, Trustee of the Maddie's Manor Trust 4706 Nebraska Ave Nashville, TN 37209	Send Tax Bills to: New Owner William T. Chapman, IV, Trustee of the Maddie's Manor Trust 4706 Nebraska Ave Nashville, TN 37209	Tax Information: Tax Parcel ID No. 103-03-0-241.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN S. FAIRCHILD AND BRANDI C. FAIRCHILD, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM T. CHAPMAN, IV, TRUSTEE OF THE MADDIE'S MANOR TRUST U/A/D** _____ ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block 10, on the Map of Part of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin S. Fairchild and Brandi C. Fairchild, husband and wife by Warranty deed from Melinda Fox Plotner and Nicholas Chase Plotner, as Co-Trustees of the Plotner Residence Trust, Melinda Fox Plotner as Executor of the Estate of Greg Michael Plotner and Melinda Fox Plotner, Individually of record in Instrument No. 20190506-0042061 Register's Office for Davidson County, Tennessee, dated May 01, 2019 and recorded on May 06, 2019 . (Value of consideration shown in aforementioned deed $580,000.00.)

This is improved property commonly known as: **4706 Nebraska Ave, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2022.

KEVIN S. FAIRCHILD

BRANDI C. FAIRCHILD

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN S. FAIRCHILD AND BRANDI C. FAIRCHILD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of May, 2022.

JENNIFER GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-25

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **5/18/2022** (date of document).

Affiant Signature

5/18/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **May**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

