Karen Johnson Davidson County
Batch# 867726 DEEDWARR
06/06/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220606-0064829

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541106

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2022.

Notary Public

My Commission Expires: 03/15/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chelsea Chapman and Jed Woodson Worten 616 Durrett Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147 10 0 161.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caleigh Giarra and Timothy Giarra, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chelsea Chapman and Jed Woodson Worten, husband and wife**, ("Grantees"), its 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 16, Plan of Whispering Hills, Section I, as shown on plat of record in Plat Book 2331, Pages 82-84, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy Giarra and Caleigh Giarra, Husband and Wife, by Warranty Deed from Clay Whitaker and Elizabeth Whitaker, Husband and Wife, of record in Instrument No. 20190516-0046382 in the Register's Office of Davidson County, Tennessee, dated May 14, 2019 and recorded on May 16, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Whispering Hills, Section I, as recorded in Plat Book 2331, Page(s) 82-84 .

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2481, Page 499.

This is improved property located at 616 Durrett Drive Nashville TN 37211

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

And Grantor covenants that it is 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. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 26th day of May, 2022.

Caleigh Giarra

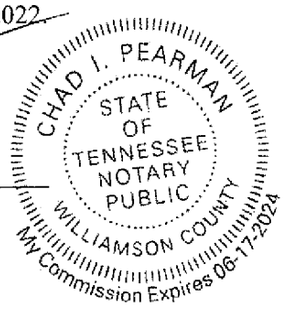
Timothy Giarra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caleigh Giarra and Timothy Giarra, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2022.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 May 26, 2022.

Signature
Date: May 26, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 26th day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD