Karen Johnson Davidson County
Batch# 875659 DEEDWARR
06/22/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220622-0070957

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440409**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2022. Notary Public My Commission Expires: 02-01-2025

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

WARRANTY DEED

Address New Owner: Jacob Fugett and Rebecca Parker 5414 Oakmont Circle Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-07-0-046.00

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, **John Charles Chapin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Fugett and Rebecca Parker, husband and wife**, ("Grantees"), their 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(s) 35, as shown on the map entitled Section One, Richland Meadows, of record in Plat Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN CHARLES CHAPIN, by deed from LINDA STANDEFER CHAPIN, of record in Instrument No. 20081216-0120525 , dated December 10, 2008 , said Register's Office.

Yaogyang Jing joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 103-07-0-046.00.

Matters shown on the Plan of record in Plat Book 2083, page 40, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2152, page 121, amended in Book 2195, page 256, said Register's Office.

This is improved property located at 5414 Oakmont Circle Nashville TN 37209

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 14th day of June, 2022.

John Charles Chapin

~~Yaogyang Jing~~ Yaoguang Jiang

STATE OF ~~TENNESSEE~~ & Florida
COUNTY OF ~~DAVIDSON~~ & Flagler)

Personally appeared before me, the undersigned, a ~~Notary Public~~ in and for said County and State, aforesaid, John Charles Chapin and ~~Yaogyang Jing,~~ & Yaoguang, Jiang 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 ~~14th~~ 13 day of June, 2022.

ID Produced: Pennsylvania Drivers License

Notary Public Shamika Coleman

My Commission Expires: 10/20/2024

Shamika Coleman
Notary Public, State of Florida
My Comm. Expires 10/20/2024
Commission No. HH 55085

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 06-14-2022 (date of document).

Affiant Signature

06-14-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

