Karen Johnson Davidson County
Batch# 876247 DEEDWARR
06/23/2022 11:41:18 AM 2 pgs
Fees: $13.00 Taxes: $13,930.50
20220623-0071753

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1192

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Hunter Williams, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ernest F. Chappell and Amanda A. Chappell, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bancroft of record in Plat Book 9700, Pages 326 and 327, 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 James Hunter Williams, a married man by Warranty Deed from Vanessa Laura Vargas, married, of record in Instrument No. 20180917-0092182, Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018. James Hunter Williams is now married to Jennifer Williams, who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 108 Bancroft Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Ernest F. Chappell
108 Bancroft Court
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
144-00-0-095.00

WITNESS THE EXECUTION HEREOF this 21st day of June, 2022.

James Hunter Williams **Jennifer Williams**

State of Tennessee
County of Davidson

On this 21st day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Hunter Williams and Jennifer Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. HOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,765,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of June, 2022.

Notary Public

My Commission Expires: 9/21/25

KARLY PICKERIGN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY