WARRANTY DEED

Karen Johnson Davidson County
Batch# 883045 **DEEDWARR**
07/01/2022 02:33:25 PM 2 pgs
Fees: $13.00 Taxes: $3,422.13

20220701-0076858

T-ZTRE-22-6131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $924,900.00.

Donna Kay Walker
Affiant

PAM SALAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires 12/1/2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2022.

Pam Salas
Notary Public

MY COMMISSION EXPIRES: 12-1-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Main Trust of Donna Kay Walker	**New Owner**	
(NAME)	(NAME)	**172-15-0-004.00**
972 Obannonville Road		
(ADDRESS)	(ADDRESS)	
Loveland, OH 45140		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS A. CHAPMAN AND KRISTINA LYNN CHAPMAN, TRUSTEES OF THE CHAPMAN FAMILY TRUST DATED NOVEMBER 9, 2006,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA KAY WALKER, TRUSTEE OF THE MAIN TRUST OF DONNA KAY WALKER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of First Revision Mt. Pisgah Hills of record in Plat at Instrument No. 20080110-0003064, 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 Thomas A. Chapman and Kristina L. Chapman, Trustees of The Chapman Family Trust dated November 9, 2006 by Warranty deed from Bobby J. Halliburton, an unmarried man of record in Instrument No. 20190207-0011813 Register's Office for Davidson County, Tennessee, dated February 6, 2019 and recorded on February 07, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 96, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 200711270137696 as Revised in Plat Instrument No. 20080110-0003064, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6131 Mt. Pisgah Road, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 29 DAY OF JUNE, 2022.

The Chapman Family Trust dated November 9, 2006

BY: _____
Thomas A. Chapman
Trustee

BY: _____
Kristina Lynn Chapman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS A. CHAPMAN, TRUSTEE of THE CHAPMAN FAMILY TRUST, DATED NOVEMBER 9, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTINA LYNN CHAPMAN, TRUSTEE of THE CHAPMAN FAMILY TRUST DATED NOVEMBER 9, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212