WARRANTY DEED

Karen Johnson Davidson County
Batch# 885172 DEEDWARR
07/07/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220707-0078104

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Waheed Naguib Christine Melika	Pinnacle Bank	135100c02600co
(NAME)	(NAME)	
2509 Gulf Coast Ct.	150 3rd Ave S, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged I/WE, **Philip Evans Chapman, Stephen Edward Chapman, and Philip Evans Chapman as the Executor of the Estate of Jane Marie Chapman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Waheed Naguib and Christine Melika, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 1st Civil District of Davidson County, Tennessee, being Lot 24, Section One of Ransom Park Subdivision, on the plan of record in Instrument No. 200110230115381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Delma chapman and spouse, Jane Chapman, by deed from Fischer & Ford Group, LLC of record in Instrument Number 20030123-0009869, Register's Office for County, Tennessee. Delma Chapman a/k/a Delma John Chapman having since died as evidence by Probate File 07P513, leaving subject property to Jane Chapman. Jane Chapman died testate on 2/5/22 leaving Philip Evans Chapman and Stephen Edward Chapman as the beneficiaries of her will as probated in the Chancery Court of Williamson County, Tennessee Probate Docket, #22PR-12287.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2509 Gulf Coast Ct., Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 6th day of July, 2022.

Philip Evans Chapman

Philip Evans Chapman

Stephen Edward Chapman

Stephen Edward Chapman

The Estate of Jane Marie Chapman

Philip Evans Chapman Executor

By: Philip Evans Chapman, Executor

State of Tennessee
County of Davidson

Personally appeared before me Philip Evans Chapman and Stephen Edward Chapman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2022.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

AND

State of Tennessee
County of Davidson

On this 6 day of July, 2022, before me, personally appeared Philip Evans Chapman as Executor of the Estate of Jane Marie Chapman, deceased, to me known by the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 7th day of July, 2022 .

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 6, 2022.

J. Carlton Drumwright

July 6, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 6, 2022.

Notary

My Commission Expires: 12/18/22

