Karen Johnson Davidson County
Batch# 897411 DEEDWARR
08/02/2022 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20220802-0087966

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220641650

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $820,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2022.

Notary Public
My Commission Expires: 5/9/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sallie F. Maddin 928 Cherry Plum Court Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0H-026.00-CO

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, **Will Trapp, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sallie F. Maddin , unmarried,** ("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 No. 78 on the Plan of Final Plat of Phase 2, Village of Cherry Glen of record in Plat Book 9700, Page 322, 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 Will Trapp, a married man by Warranty deed from Jacqueline K. Jones, an unmarried woman of record in Instrument No. 20210517-0066019 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 17, 2021.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Will Trapp, which Power of Attorney is recorded in Instrument Number 202208020087964 in said Register's office.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Julie Trapp, which Power of Attorney is recorded in Instrument Number 202208020087965, in said Register's office.

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.

Taxes for the year 2022, a lien not yet due and payable.

All matters shown on the Boundary Plat in Book 9700, page 182, Register's Office for Davidson County, Tennessee.

All Matters on the Plan of record in Book 6900, page 55, as amended in Book 6900, page 304, as to Burton Hills -Tract 16, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Book 9700, page 322, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9882, page 739, Book 10318, page 92, Book 10594, page 695, Book 11186, page 932, Book 11323, page 247 and Instrument 200112060134252, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 9882, page 733, as applicable to Burton Hills bringing in Villages of Cherry Glen, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Village of Cherry Glen Association, Inc. of record in Instrument Number 200002040011736, amended in Instrument No. 200003240030195, in the Register's Office for Davidson County, Tennessee.

Charter of Village of Cherry Glen Association, Inc. in Book 9983, page 930, Register's Office for Davidson County, Tennessee.

Charter in Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement in Book 8919, page 779, Register's Office for Davidson County, Tennessee.

Agreement in Book 9827, page 416, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 928 Cherry Plum Court Nashville TN 37215

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 2nd day of August, 2022.

Will Trapp by James Alexander, attorney-in-fact

Julie Trapp by James Alexander, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Will Trapp and Julie Trapp and that he is authorized by Will Trapp and Julie Trapp to execute this instrument on their behalf.

WITNESS my hand, at office, this 2nd day of August, 2022.

Notary Public

My Commission Expires: 11/3/2025

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

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 August 2, 2022.

Signature
Date: August 2, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 2nd day of August, 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