WARRANTY DEED

Karen Johnson Davidson County
Batch# 913739 DEEDWARR
09/07/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220907-0100385

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024
(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NO(S).:
Justin Caldwell	New Owner	Map: 119
1875 New Hope Road		Group: 12
Joelton, TN 37080		Parcel: 110.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Betty Kay League, Randy Chapman and Patty Parkerson as Heirs of the Estate of Jewel D. Chapman
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Justin Caldwell
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 85 on the Plan of Battlewood, Section I, as of record in Book 1835, Page 31, Register's Office for said County.

Said Lot No. 85 fronts 70 feet on the South side of Carlyle Place, and runs back 186.8 feet on the easterly line and 212.17 feet on the westerly line, to a dead line in the rear on which it measures 110 feet.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being the same property conveyed to Hugh N, Chapman etux, Jewel D. Chapman by Warranty Deed of Record in Deed Book 3376, Page 529, Register's Office for Davidson County Tennessee. The said Hugh Nelson Chapman died October 6, 2009 leaving Jewel D. Chapman as sole owner by Tenancy by Entirety. The said Jewel D. Chapman died, March 30, 2022, leaving as her sole heirs the Grantors herein. See Will of record in File No. 22P847 Circuit Court of Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as 731 Carlyle Pl, Nashville, TN 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 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 our hands this 6th day of September, 2022.

Estate of Jewel D. Chapman

BY: Betty Kay League
Betty Kay League, Heir/Executrix

By: Randy Chapman
Randy Chapman, Heir

By: Patty Parkerson
Patty Parkerson

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, Betty Kay League as Heir/Executrix of the Estate of Jewel D. Chapman, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed as the Heir/Executrix of the Estate of Jewel D. Chapman.

Witness my hand and seal, at office in Chapel Hill, Tennessee, on this 17th day of August, 2022.

Notary: Rose M Mines

My commission expire: 3-22-23

ROSE M. MINES STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, Patty Parkerson as Heir of the Estate of Jewel D. Chapman, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deedas the Heir of the Estate of Jewel D. Chapman.

Witness my hand and seal, at office in Chapel Hill, Tennessee, on this 17th day of August, 2022.

Notary: Rose M Mines

My commission expire: 3-22-23

ROSE M. MINES STATE OF TENNESSEE NOTARY PUBLIC County of Franklin

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, Randy Chapman as Heir of the Estate of Jewel D. Chapman, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed as the Heir of the Estate of Jewel D. Chapman.

Witness my hand and seal, at office in Chapel Hill, Tennessee, on this 17th day of August, 2022.

Notary: Rose M Mines

My commission expire: 3-22-23

ROSE M. MINES STATE OF TENNESSEE NOTARY PUBLIC County of Franklin

File No.: 22-00719-07T

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 September 7, 2022.

Tori Cole

Affiant Signature

Date: 9/7/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this September 7, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

