22-1398

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THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 915849 DEEDWARR
09/13/2022 10:08:47 AM 2 pgs
Fees: $13.00 Taxes: $1,045.32

20220913-0102059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$282,520.00**

Subscribed and sworn to before me this 9th day of September, 2022.

Notary Public **Affiant**
My Commission Expires: 1/5/2025

TINA DYER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Ed Chapman **4812 Lindell Street** **Nashville, Tennessee 37216**	Same as new owner.	061 03 0 097.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DEBORAH S. WILLIAMS, BY AND THROUGH HER ATTORNEY-IN-FACT ROGER LADON HARBISON,** has this day bargained and sold, and does hereby transfer and convey unto the said **THOMAS EDWARD CHAPMAN,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot #18 on the Map of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County. Said Lot #18 fronts 56 feet on the easterly side of Lindell Street, and runs back 191.9 feet on the northerly line, and 170 feet on the south line, to a dead line, measuring 122 feet thereon.

Being the same property conveyed to Jack E. Williams and wife, Robbie S. Williams and Deborah S. Williams, as joint tenants with rights of survivorship and not as tenants in common, by Warranty Deed from Mary Elizabeth Lampley, Jewell Marie Lampkin, and Zylon Collison Jr., heirs at law of Margaret Elizabeth Landrum of record in Book 10014, page 99, Register's Office for Davidson County, Tennessee. The said Robbie S. Williams having since died intestate on or about December 25, 2009 leaving Jack E. Williams as surviving tenant by the entirety. The said Jack E. Williams having since died testate on or about March 23, 2013, Seventh Circuit Court for Davidson County, Tennessee Case No. 13P655. Reference Durable Power of Attorney for Deborah Sue Williams in Instrument No. 20220816-0092981, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2022 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4812 Lindell Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 9th day of September, 2022.

Deborah S. Williams
DEBORAH S. WILLIAMS

By: Logan C Harbison P.O.A.
ROGER LADON HARBISON
Attorney-in-fact pursuant to
P.O.A. at Instrument No. 20220816-0092981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the said County and State, personally appeared, **ROGER LADON HARBISON**, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is authorized to execute this instrument on behalf of **DEBORAH S. WILLIAMS** as her Attorney-in-Fact.

Witness my hand and official seal in Goodlettsville, Tennessee, this 9 day of September, 2022.

Notary Public

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY