3

NEW OWNER:

CRV HOLDINGS
111 E Main St.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 22-1452

Map-Parcel 061-03-0-097.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 915849 DEEDWARR
09/13/2022 10:08:47 AM 3 pgs
Fees: $18.00 Taxes: $1,068.53
20220913-0102060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Eight Thousand, Seven Hundred Ninety-Two and 66/100 Dollars ($288,792.66)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS EDWARD CHAPMAN, a single man** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CRV HOLDINGS, a Tennessee general partnership**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to-wit:

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 THOMAS EDWARD CHAPMAN by Warranty Deed dated September 9, 2022 from DEBORAH S. WILLIAMS, and of record in Instrument No. 20220913-0102059 **, Register's Office for DAVIDSON County, Tennessee.**

This description is the same as in the prior deed.

This is the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 4812 Lindell Street, Nashville, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835 Page 14, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be paid by Grantee herein.

WITNESS MY SIGNATURE hereto this 9th day of September, 2022.

Thomas Edward Chapman

THOMAS EDWARD CHAPMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **THOMAS EDWARD CHAPMAN**, 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.

WITNESS my hand and official seal at office this 9th day of September, 2022.

Denise Carver

NOTARY PUBLIC

My commission expires: 2-19-2023

DENISE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$288,792.66.**

AFFIANT

Sworn to and subscribed to before me this 9th day of September, 2022.

NOTARY PUBLIC

My commission expires: 2-19-2023

DENISE CARVER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY