THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842312** Karen Johnson Davidson County Batch# 919101 DEEDWARR 09/20/2022 02:00:30 PM 3 pgs Fees: $18.00 Taxes: $1,443.00 20220920-0104607	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Regina Sullo Affiant Subscribed and sworn to before me, this 14th day of September, 2022. Sharon Fernandez Notary Public My Commission Expires: 3/3/26 SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Amelia Moore Willingham 1945 Neelys Bend Road Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 074-00-0-038.00

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, **Chantilly E. Mooney and Stephen G. Howell, tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amelia Moore Willingham, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land 9th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being shown as Parcel 38.00 on Davidson County Tax Map No. 74 and being more particularly described as follows:

Beginning at an iron pipe (found) on the easterly right-of-way margin of Neelys Bend Road at the northwesterly corner of Lot No. 1 as shown on the final plat entitled "Rafe White Lot, Harvey T. Connor Property" as of record in Instrument No. 20011219-0140042, Register's Office for Davidson County, Tennessee; thence,

1. With the easterly right-of-way margin of said Neelys Bend Road, North 12 degrees 49 minutes 19 seconds West, 148.35 feet to an iron rod (found) at a southwesterly property corner of a tract of land conveyed to Richard A. Odom Et Al. As of record in Deed Book 6704, Page 46, Register's Office for Davidson County, Tennessee; thence,

2. Leaving the easterly right-of-way margin of Neelys Bend Road and with the southerly property line of said Richard A. Odom property, North 70 degrees 12 minutes 53 seconds East, 124.00 feet to an iron pipe (found); thence,

3. With the southerly property line of said Richard A. Odom property, the following calls:

South 16 degrees 53 minutes 43 seconds East, 5.38 feet; thence,
North 73 degrees 49 minutes 04 seconds East, 13.19 feet; thence,
South 77 degrees 42 minutes 57 seconds East, 16.30 feet; thence,
South 52 degrees 44 minutes 01 seconds East, 78.45 feet; thence,
South 55 degrees 45 minutes 57 seconds East, 18.03 feet; thence,
South 09 degrees 33 minutes 53 seconds East, 52.70 feet to a point in the northerly property line of said Lot No. 1 on the final plat entitled "Rafe White Lot, Harvey T. Connor Property"; thence,

4. With the northerly property line of said Lot No. 1, in part, South 70 degrees 11 minutes 09 seconds West, passing through an iron pipe (found) at 78.05 feet, and passing through another iron pipe (found) at 205.30 feet, for a total distance of 212.60 feet to the Point Of Beginning and containing 26,952 square feet or 0.618 acres, more or less as calculated by the above courses and distances.

Being the same property conveyed to CHANTILLY E. MOONEY AND STEPHEN G. HOWELL, AS TENANTS IN COMMON, by deed from BRADLEY SCHAUBERT, of record in Instrument No. 20101005-0079759 , dated October 4, 2010 , 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 074-00-0-038.00.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 1945 Neelys Bend Road Madison TN 37115

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 14th day of September, 2022.

Chantilly E. Mooney

Stephen G. Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chantilly E. Mooney and Stephen G. Howell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/14/22 (date of document).

Regina Sullo
Affiant Signature

9/20/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of Sept, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

