Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 927007 DEEDWARR
10/07/2022 12:57:59 PM 2 pgs
Fees: $13.00 Taxes: $2,760.20

20221007-0110722

39-B
File #22-1363

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. Walker and Cynthia D. Walker, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luby Chambul and Denise Chambul, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract One: Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Selby Subdivision of record in Book 4955, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Tract Two: Being the 2.08 acres more or less parcel of land as shown on the Resubdivision of Parcel 100, Map 127, of record in Book 5210, page 100, Register's Office for Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at a monument in the West of R.O.W. of Merry mount Road, said point being in a fence line common to the Duvall property; thence along R.O.W. with a curve to the right, having a radius of 360.00 feet, a distance of 113.54" to a concrete monument; thence continuing with a curve to the left having a radius of 480.00 feet; a distance of 74.26" to an iron pin; thence with a line common to the Selby property on the South North 83 degrees 32 minutes 30 seconds West 595.49" to an iron pin; thence North 6 degrees 40 minutes 19 seconds West 135.75' to an iron pin in a fence line; thence along said fence line South 83 degrees 45 minutes 40 seconds East 720.82' to the point of beginning and containing 2.083 acres more or less.

Being the same property conveyed to Michael J. Walker and Cynthia D. Walker husband and wife and Ann D. Lovelace, an unmarried woman by Warranty Deed from Nedra L. Selby, unmarried of record in Instrument No. 20130709-0070532, and corrected in Instrument No. 20130904-0093302, Register's Office for Davidson County, Tennessee, dated July 03, 2013 and recorded on July 09, 2013.

Being the same property conveyed to Michael J. Walker and Cynthia D. Walker, husband and wife by Quitclaim Deed from Ann D. Lovelace, an unmarried woman of record in Instrument No. 20150709-0066934 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 09, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8384/ 8380 Merrymount Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Luby Chambul Denise Chambul 8384/ 8380 Merrymount Drive Nashville, TN 37221	NEW OWNER	127-00-0-175.00/ 127-00-0-192.00

WITNESS THE EXECUTION HEREOF this 6th day of October, 2022.

Michael J. Walker

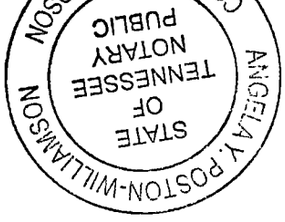
Cynthia D. Walker

State of Tennessee)
County of Davidson)

On this 6th day of October, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael J. Walker and Cynthia D. Walker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 746,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of October, 2022.

Notary Public

My Commission Expires: 3/3/26

