THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5294-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00. Christopher T Calhoun II Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF October, 2022 Notary Public MY COMMISSION EXPIRES: 1-6-25 (AFFIX SEAL)

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 927079 DEEDWARR
10/07/2022 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221007-0110846

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Calhoun, II	New owner	
3308 Long Blvd. B1		104-06-0F-005.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Douglas B. Chappell and Erica Roberts Chappell, as Trustees of the Douglas B. Chappell and Erica Roberts Chappell Community Property Trust u/a/d May 1, 2018**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher T. Calhoun, II**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B-1, Longview Condominiums, as shown on plat of record in Book 6200, Page 95 amended in Book 6200, Page 101, and as established by master Deed of record in Book 6290, Page 125, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Douglas B. Chappell and Erica Roberts Chappell, husband and wife by Warranty deed from Herbert L. Ziegler and Marilyn Ziegler, husband and wife of record in Instrument No. 20151231-0131528 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on December 31, 2015 and Scrivener's Affidavit recorded on February 26, 2016, recorded in Instrument No. 20160226-0018507.

Being the same property conveyed to Douglas B. Chappell and Erica Roberts Chappell, as Trustees of the Douglas B. Chappell and Erica Roberts Chappell Community Property Trust u/a/d May 1, 2018 by Quitclaim deed from Douglas B. Chappell and Erica Roberts Chappell, husband and wife of record in Instrument No. 20180502-0041504 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 02, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3308 Long Blvd. B1, Nashville, TN 37203**

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 the 10th day of October, 2022.

Douglas B. Chappell and Erica Roberts Chappell, as Trustees of the Douglas B. Chappell and Erica Roberts Chappell Community Property Trust u/a/d May 1, 2018

BY: _____
Douglas B. Chappell, Co-Trustee

BY: _____
Erica Roberts Chappell, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Douglas B. Chappell** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Co-Trustee** of the **Douglas B. Chappell and Erica Roberts Chappell Community Property Trust u/a/d May 1, 2018** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Douglas B. Chappell** as such **Co-Trustee.**

Witness my hand and official seal this the 10th day of October, 2022.

_____
NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Erica Roberts Chappell** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Co-Trustee** of the **Douglas B. Chappell and Erica Roberts Chappell Community Property Trust u/a/d May 1, 2018** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Erica Roberts Chappell** as such **Co-Trustee.**

Witness my hand and official seal this the 10th day of October, 2022.

_____
NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Certificate of Authenticity

I, Holly A. Mason, 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 October 7, 2022.

Affiant Signature

10/7/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022