Karen Johnson Davidson County
Batch# 933915 DEEDWARR
10/26/2022 02:04:27 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20221026-0116089

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Whelan	New Owner	116 13 0 053.00
(NAME)	(NAME)	
6001 Sedberry Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(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, WE,

THE ESTATE OF LORETTA WILLARD CHAPMAN, Winston Willard Chapman, Devisee and Executor of The Estate of Loretta Willard Chapman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICK WHELAN,

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 lot No. 45 on the Plan of Harding Park, as of record in Book 2331, Page 120, Register's Office for said County, and described as follows:

Beginning at a point in the Southwesterly margin of Laird Road, at the corner of Lots Nos. 44 and 45; thence with the line between said lots, Southwesterly 160 feet to a corner of Lot 46; thence with the line between Lots 45 and 46, Northwesterly 153 feet to the Southerly margin of Sedberry Road; thence with the margin of the same, Northeasterly 135 feet to the beginning of a curve; thence around said curve, Easterly 39.3 feet to the margin of Laird Road; thence with the margin of the same, Southeasterly 128 feet to the point of beginning.

Being the same property conveyed to Harry H. Chapman Jr. and wife Loretta W. Chapman, by Warranty Deed from J. Ronald Bramblett and wife, Mary S. Bramblett, of record in Book 4282, Page 280, in the Register's Office of Davidson County, Tennessee, dated October 28, 1968 and recorded on October 29, 1968. The said Harry H. Chapman died on September 16, 2000. The said Loretta W. Chapman died testate on April 03, 2022, devising subject property to Winston Willard Chapman. See Probate Case Docket No: 22-P853, Davidson County Circuit Court.

LT&E File #19704

This *Improved* property is commonly known as: 6001 Sedberry Road, Nashville, TN 37205

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 my/our hand(s) this 24th day of October, 2022

The Estate of Loretta Willard Chapman

By: _____
Winston Willard Chapman, Devisee

By: _____
Winston Willard Chapman, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of October, 2022, before me personally appeared Winston Willard Chapman, Devisee of The Estate of Loretta Willard Chapman and Winston Willard Chapman, Executor of The Estate of Loretta Willard Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of October, 2022.

_____
Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #19704