THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942422** Karen Johnson Davidson County Batch# 942192 **DEEDWARR** 11/17/2022 09:08:23 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20221117-0122276	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2022. Notary Public My Commission Expires: MARCH 06, 2024 ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: John Graham and Chris Graham 503 Arlington Avenue Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 106-03-0-007.00

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, **Barbara I. Chapman, Trustee of Chapman Tennessee Community Property Revocable Trust, dated October 2, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Graham and Chris Graham, as Joint Tenants with Rights of Survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in the Third, formerly the 15th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point of intersection of the South right of way line of the Lewisburg Division of the Louisville and Nashville Railroad Company with the West line of a 40-foot road extending from Chicken Pike, sometimes called Stone River Pike or Elm Hill Pike, crossing the Nashville, Chattanooga and St. Louis Railway on an overhead bridge known as Arlington Avenue, said point of intersection being 112 feet, more or less, in a Southerly direction along said West line of Arlington Avenue from South line of Chicken Pike; thence extending in a Southerly direction with said West line of Arlington Avenue 165 feet more or less, to a point in the North line of the right of way of the Lebanon Branch of the Nashville, Chattanooga and St. Louis Railway; thence in a Westerly direction with said North right of way line of the Nashville, Chattanooga and St. Louis Railway parallel to and 30 feet Northwardly from the center line of main track 320 feet to the intersection of said right of way line with the South right of way line of the Louisville and Nashville Railroad Company, said point being 43.5 feet South and at right angles from the center line of North bound main tract of said Louisville and Nashville Railroad Company; thence in a Northeasterly direction 43.5 feet Southeastwardly from and parallel to said center line of said North bound main track a distance of 390 feet, more or less, to the Point of Beginning, containing 0.61 acres, more or less.

Being the same property conveyed to Billy Chapman and wife, Barbara Chapman, by Warranty Deed from Minnie Agnes Siegrist, of record in Book 4543, Page 15, in the Register's Office of Davidson County, Tennessee, dated October 6, 1971, and recorded on October 7, 1971.

Being the same property conveyed to Billie R. Chapman and Barbara I. Chapman, as tenants-in-common, by Quitclaim Deed from Billie R. Chapman and wife, Barbara I. Chapman, of record in Instrument No. 20050412-0040469 in the Register's Office of Davidson County, Tennessee, dated April 7, 2005, and recorded on April 12, 2005.

Being part of that property conveyed to Barbara I. Chapman, Trustee of the Chapman Tennessee Community Property Revocable Trust dated October 2, 2017, by Quitclaim Deed from Billie Ray Chapman and Barbara I. Chapman, of record in Instrument No. 20171030-0111232 in the Register's Office of Davidson County, Tennessee, dated October 2, 2017, and recorded on October 30, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

Easement for telecommunications, recorded in Instrument No. 20140114-0003778.

All of the terms and provisions set forth and contained in that certain Lease between Billy R. and Barbara Chapman, Lessor, and United Road Service of Tennessee, Inc., a Delaware corporation, Lessee, recorded in Book 11130, Page 35.

Rights of the railroad companies servicing the railroads siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad companies servicing the railroads if the subject property is found to be within 100 feet of the centerlines of the railroad rights of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Rights or claims of tenants under unrecorded leases.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 503 Arlington Avenue Nashville TN 37210

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 10th day of November, 2022.

The Chapman Tennessee Community Property Revocable Trust, dated October 2, 2017

By: Barbara I. Chapman
Barbara I. Chapman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara I. Chapman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Chapman Tennessee Community Property Revocable Trust, dated October 2, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10th day of November, 2022.

Notary Public

