Karen Johnson Davidson County
Batch# 943080 DEEDWARR
11/18/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20221118-0122847

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

File #22-DM-1905-WG

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen W. Shield and Katherine R. Shield	**Bank of America**	
(NAME)	(NAME)	**131 03 0J 005.00**
107 Shellbank Dr	**PO Box 650070**	
(ADDRESS)	(ADDRESS)	
Williamsburg, VA 23185	**Dallas, TX 75265-0070**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE LINDSAY CHAPPELL, II AND WIFE, SUSAN O. CHAPPELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN W. SHIELD, AND KATHERINE R. SHIELD, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 5 on the Plan of Liberty Hall of record in Plat Book 6900, Page 151, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to George Lindsay Chappell, II and wife, Susan O. Chappell, by Warranty Deed from Jerome Rosenblum and wife, Brenda Rosenblum and Fred Yazdian and wife, Karen Yazdian, of record in Book 8674, Page 743, in the Register's Office of Davidson County, Tennessee, dated July 10, 1992, and recorded on July 14, 1992.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Liberty Hall, as recorded in Plat Book 6900, Page(s) 151.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 7099, Page 132.

*Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 4121, Page 409.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1905 Liberty Square, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th day of November, 2022.

George Lindsay Chappell, II

Susan O. Chappell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2022, before me personally appeared George Lindsay Chappell, II, 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 18th day of November, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2022, before me personally appeared Susan O. Chappell, 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 18th day of November, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 Nov. 18, 2022.

Date

Affiant Signature

11/18/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of Nov., 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024