WARRANTY DEED

Karen Johnson Davidson County
Batch# 946443 DEEDWARR
12/01/2022 10:06:12 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20221201-0125772

W-RMX-22-991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEAD STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bryce S. Agg and Jasmine A. Hammerstein	**Ameris Bank**	
(NAME)	(NAME)	**115-02-0-026.00**
991 Davidson Drive	**1800 Parkway Place, Suite 820**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Marietta, GA 30067**	
(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, **WILLIAM HENRY CHOPPIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYCE S. AGG, A SINGLE MAN, AND JASMINE A. HAMMERSTEIN, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford and Co., Engineers, April 12, 1958, as follows:

Beginning on the westerly margin of Willanne Drive at an iron pin located 1062.0 feet North of the northerly line of the 0.70 acre tract conveyed to W.W. Glenn and wife, as Tract No. 2 in deed from Howard Griffiths and wife, as of record in Book 2441, page 355, Register's Office for said County; thence with the westerly margin of said Drive, northwardly 100.0 feet to an iron pin located 553.0 feet south of the center of bridge, as located along the westerly margin of said Drive; thence South 73 degrees 30 minutes West 200.0 feet to an iron pin; thence South 12 degrees East 100.0 feet to an iron pin; thence North 73 degrees 30 minutes East 202.5 feet to the beginning, containing 0.454 acres more or less.

Being the same property conveyed to William Henry Choppin, a single man by Warranty Deed from Patricia M. Brasfield, an unmarried woman of record in Instrument No. 20151223-0129229 Register's Office for Davidson County, Tennessee, dated December 17, 2015 and recorded on December 23, 2015. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters as shown on survey made by J. R. Wauford and Co., Engineers, April 12, 1958.
- Right of Way to Davidson County, Tennessee for road purposes of record in Book 2739, Page 597, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **991 Davidson Drive, Nashville, Tennessee 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 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 28th DAY OF NOVEMBER, 2022.

William Henry Choppin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM HENRY CHOPPIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212