WARRANTY DEED

Karen Johnson Davidson County
Batch# 955473 DEEDWARR
12/28/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20221228-0133015

W-CLOUD-22-4626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LAVELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES OCT. 2, 2023

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)
Chapman Capital, LLC	NEW OWNER	
(NAME)	(NAME)	057-00-0-129.00
4626 Cato Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **KNIGHT AND WHITE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAPMAN CAPITAL, LLC,** 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 Davidson County, Tennessee, being a portion of land in the Second Civil District of Nashville, Davidson County, Tennessee, bound on the South by Cato Road and Recorded in Deed Book 6638, page 926, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Cato Road and a common line with the Stephen P. Franceson, Sr. property, thence, leaving said margin, North 26 degrees 55 minutes 09 seconds East, 1444.42 feet to an iron pin; thence, along a common boundary with the William H. Councel, Sr., Property South 36 degrees 54 minutes 55 seconds East, 134.17 feet, thence, South 23 degrees 48 minutes 13 seconds West, 846.26 feet; thence South 26 degrees 55 minutes 09 seconds West, 538.78 feet to the northerly margin of Cato Road; thence, with said margin, South 86 degrees 50 minutes 37 seconds West, 63.92 feet to the beginning of a curve to the right; thence, with said curve, having a central angle of 28-35-33, a radius of 262.35 feet, and a distance of 130.92 feet, to the point of the beginning. Subject property contains 5.440 acres, more or less.

Being the same property conveyed to Knight and White Properties, LLC by Warranty Deed from Music City Properties, LLC, a Texas limited liability company of record in Instrument No. 20201001-0113553 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 1, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Easement Contract of record in Book 10411, Page 661, in the Register's Office for Davidson County, Tennessee.
- Permanent Utility Easement of record in Instrument Number 20220908-0100679, 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: **4626 Cato Road, Nashville, Tennessee 37218.**

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 20th DAY OF DECEMBER, 2022.

Knight and White Properties, LLC

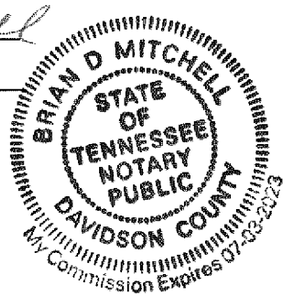
BY:_____
Kevin White
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of KNIGHT AND WHITE PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Tonya Loftin, 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

December 20, 2022.

Date

Tonya Loftin

Affiant Signature

December 28, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of December, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)