Karen Johnson Davidson County
Batch# 979593 DEEDWARR
03/10/2023 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20230310-0017642

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 10th day of March, 2023.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Ramos	New Owner	**11904002000**
335 Barrett Rd		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Julie Chapman Salyers and Helen Chapman Eldridge

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

Elizabeth Ramos

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. 41, on the Plan of Clencliff Estates, Section Four, of record in Book 1835, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Terry Wyatt Chapman, by Quitclaim Deed from Teddy M Chapman, dated December 29, 2011, of record in Instrument No. 20120103-0000307, in the Register's Office for Davidson County, Tennessee. Terry Wyatt Chapman died intestate on April 24, 2020, leaving Elizabeth Chapman, Helen Chapman Eldridge and Julie Chapman Salyers as his sole heirs at law. Reference is hereby made to Affidavit of Heirship of record in Instrument No. 20210326-0040205, said Register's Office. Elizabeth Chapman died unmarried and intestate on 9/15/22 leaving Helen Chapman Eldridge and Julie Chapman Salyers as her sole heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20230310017640 and Instrument No. _____, and herewith in Instrument No. 20230310017641 and Instrument No. _____, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to George M Chapman and wife, Helen P Chapman, by Warranty Deed from Arthur C Blankenship and wife, Virginia Ann Blankenship, dated January 30, 1960, of record in Book 3027, Page 251, in the Register's Office for Davidson County, Tennessee. George M Chapman died on or about the year 1970, leaving Helen P Chapman as the sole surviving tenant. Helen P Chapman died intestate on December 11, 2011, leaving Teddy M Chapman and Terry Wyatt Chapman as her sole heirs at law. Reference is hereby made to Affidavit of Heirship of record in Instrument No. 20120103-0000306, said Register's Office.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 335 Barrett Rd, Nashville, TN 37211.

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 in 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.

_____ Date: 3/4/23
Julie Chapman Salyers

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Julie Chapman Salyers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March 2023.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Helen Chapman Eldridge Date: 3/6/23

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Helen Chapman Eldridge, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of March, 2023.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 11.17.24

Certificate of Authenticity

I, Katie Smith, 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 3/6/23.
Date

Affiant Signature

3/6/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 6 day of March, 2023.

Notary's Signature
My Commission Expires: 11.17.24

Notary's Seal (if on paper)

