Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243784

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $870,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2023.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 985857 DEEDWARR
03/29/2023 10:12:21 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00
20230329-0022806

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Mayfield and Allyson Mayfield 6323 Chickering Woods Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158-09-0A-020.00 CO

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, **Johnny Lynch Orr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Mayfield and Allyson Mayfield, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Lot 10 , together with the appurtenant interest in the common elements of Chickering Woods , a horizontal property regime established by Master Deed of record in Book 6521, page 647, as amended in Book 6912, page 132, and as shown on plat of record in Plat Book 6250, page 380, Register's Office for Davidson County, Tennessee , said Unit being depicted on the Condo Site plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to JOHNNY LYNCH ORR AND WIFE, MARY LEE WELLDEN ORR, by deed from FRANCIS M. ADELMAN AND HUSBAND SUSAN DAVIS ADELMAN, of record in Book 10417, page 416 , dated April 11, 1997 , said Register's Office.

MARY LEE WELLDEN ORR died on or about April 10, 2022, leaving JOHNNY LYNCH ORR as the surviving tenant by the entirety.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 158-09-0A-020.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 380, said Register's Office.

Master Deed of record in Book 6521, page 647, amended in Book 6912, page 132, said Register's Office.

By-Laws of record in Book 11395, page 823, in Instrument No. 20150721-0071331, in Instrument No. 20190109-0002355 and Instrument No. 20190116-0004729, said Register's Office.

This is improved property located at 6323 Chickering Woods Drive Nashville TN 37215

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 27th day of March, 2023.

Johnny Lynch Orr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnny Lynch Orr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2023.

Notary Public

My Commission Expires: _____

