Prepared by
Record and Ret[illegible]
Chapman and [illegible]
10 Burton Hills B[illegible]
Nashville, TN 37215

WARRANTY DEED

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF May, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1003117 DEEDWARR
05/15/2023 10 53 13 AM 2 pgs
Fees $13 00 Taxes $3,089.50

20230515-0035967

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood

ADDRESS NEW OWNER	SEND TAX BILL TO	
Andrea Lea Pugh **Lowell E Pugh II** **6017 Brentwood Chase** **Brentwood, Tennessee** **37027**	NEW OWNER	MAP **160** GROUP **16 0B** PARCEL **070.00**

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 acknowledged, we,

Heidi Leming, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrea Lea Pugh
And
Lowell E. Pugh, II,
wife and husband

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

Being Lot 87, REVISION ONE, SECTION ONE, BRENTWOOD CHASE, as shown on plat of record in Plat Book 9700, pages 936-941, in the register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Heidi Leming unmarried woman by Warranty Deed from Jonathan D. O'Neill and Jodie A. O'Neill, husband and wife, dated September 18, 2017 and filed of record September 21, 2017 in Instrument No. 20170921-0096982, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following
1) 2023 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **6017 Brentwood Chase Drive, Brentwood, Tn 37027.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer

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 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 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

WITNESS my hand and official seal at office this 12th day of May, 2023.

Heidi Leming

Heidi Leming

[redacted]

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Heidi Leming, with whom I am personally acquainted, (or who 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 12th day of May, 2023.

NOTARY PUBLIC

My Commission Expires

February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027