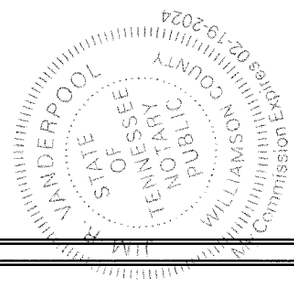
Karen Johnson Davidson County
Batch# 1007371 DEEDWARR
05/25/2023 08:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,478.15
20230525-0039290

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230444403**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,500.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2023. Notary Public My Commission Expires: 2/19/24



WARRANTY DEED

Address New Owner: Jill L Chapman 8110 Valley Oak Drive Brentwood TN 37027	Send Tax Bills To: Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	Tax Information: Tax Parcel ID No. 181-14-0A-039.00-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, **John M. Graffam, Trustee of the Phyllis A. Graffam Revocable Trust dated June 23, 1982,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jill L Chapman , an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 39 on the Plan of The Villas at Concord Place, Phase 1 of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective Covenants, Conditions & Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Phyllis A. Graffam and Margaret Faga, as Co-Trustees of the Phyllis A. Graffam Revocable Trust by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20110818-0064012 Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 18, 2011. John M. Graffam Co-Trustee of the Trust and authorized on behalf of the Trust to convey property.

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.

Taxes for the year 2023, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place, with By-Laws appended thereto of record in Instrument No. 20050922-0114218, amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, corrected in Instrument No. 20071213-0143550, further amended in Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of

the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of The Villas at Concord Place HOA of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 4424, Page 967 and Instrument No. 20050415-0042176, in Instrument No. 20050505-0050659 and in Instrument No. 20051219-0151953, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20051219-0151949, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20170717-0071455, in the Register's Office for Davidson County, Tennessee.

Deed to The Villas at Concord Place HOA of record in Instrument Number 20051031-0130768, and in Instrument No. 20071017-0123090, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8110 Valley Oak Drive Brentwood TN 37027

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 24th day of May, 2023.

Phyllis A. Graffam Revocable Trust dated June 23, 1982.

BY: _____ Trustee
John M. Graffam, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Graffam, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Phyllis A. Graffam Revocable Trust dated June 23, 1982, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 24th day of May, 2023.

_____
Notary Public

My Commission Expires:



My Commission Expires
December 8, 2024

I Lisa Allard, 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 May 24, 2023.

_____
Lisa Allard, Affiant May 24, 2023



State of Tennessee County of Williamson
Sworn to and subscribed before me this May 24, 2023.

_____
Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024