Karen Johnson Davidson County
Batch# 1010452 DEEDWARR
06/02/2023 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,533.65
20230602-0041755

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $414,500.00.

Affiant

Subscribed and sworn before me this the 19th day of May, 2023.

Notary Public
My commission expires: 9·21·26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send **Tax Bill to:**	Tax Information:
Maxwell Emery	AMERICAN PACIFIC MORTGAGE CORP	060-01-0 080.00
437 Cornish Dr.	3000 LAVA RIDGE COURT, SUITE 200	
Nashville, TN 37207	ROSEVILLE, CA 95661	

For and in consideration of the sum **of ten and no/100** dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BENJAMIN P. CHASE AND MARY E. LAGUNOWICH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MAXWELL EMERY, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 79, SECTION THREE, ALDRICH HEIGHTS, as shown on plat of record in Plat Book 2663, Page 49, 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 Benjamin P. Chase, an unmarried man, and Mary E. Lagunowich, an unmarried woman, as tenants in common with rights of survivorship, by deed dated 12/14/2020, from Susan M. Hartman, single woman, of record in Instrument No. 20201216-0148520, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 437 Cornish Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 18th day of May, 2023.

Benjamin P. Chase

Mary E. Lagunowich

STATE OF MD

COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin P. Chase and Mary E. Lagunowich, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2023.

My commission expires:

2-3-27

Notary Public

STEVEN FRANK HOFFMAN
Notary Public - State of Maryland
Baltimore County
My Commission Expires Feb 3, 2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-18-23.

Affiant Signature

6-2-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY