WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014221 **DEEDWARR**
06/12/2023 02 50 33 PM 2 pgs
Fees $13 00 Taxes $5,573 68

20230612-0044691

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,506,400 00

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2023

Briana Gage
Notary Public

MY COMMISSION EXPIRES 1/8/24
(AFFIX SEAL)

G-FSBO-23-102

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Erica R. Chappell and Douglas B. Chappell	**Erica R. Chappell and Douglas B. Chappell**	
(NAME) **102 Abbottsford**	(NAME) **102 Abbottsford**	**117-13-0B-127 00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT RIEDEL, TRUSTEE OF THE ROBERT RIEDEL REVOCABLE LIVING TRUST, DATED JULY 8, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS B. CHAPPELL AND ERICA ROBERTS CHAPPELL, TRUSTEES OF THE DOUGLAS B. CHAPPELL AND ERICA ROBERTS CHAPPELL COMMUNITY PROPERTY TRUST U/A/D MAY 1,2018,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land situated in Davidson County, Tennessee

Lot 102, Phase 1, Abbottsford, as shown on plat of record in Plat Book 6250, Page 419-421, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Being the same property conveyed to Keith E Blaydes and Robert D Reidel, a married couple by Warranty deed from Clifford J Harrison, individually and as the Co-Successor Trustee of the Clifford J Harrison Revocable Trust dated August 17, 2009 and John F Harrison, individually of record in Instrument No 20170908-0092331 Register's Office for Davidson County, Tennessee, dated August 09, 2017 and recorded on September 08, 2017
Said Keith E Blaydes having died on February 06, 2020, vesting Robert D Reidel as surviving tenant Affidavit of Surviving Spouse recorded November 15, 2022 in Instrument Number 20221115-0121574, said Register's Office

Being the same property conveyed to Robert Riedel, Trustee of the Robert Riedel Revocable Living Trust, dated July 8, 2013 by Quitclaim deed from Robert D Riedel of record in Instrument No 20230418-0028257 Register's Office for Davidson County, Tennessee, dated April 03, 2023 and recorded on April 18, 2023

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 419, 420 and 421, amended in Book 6771, Page 683 and Corrected in Book 6800, Page 164, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, and Book 6576,Page 509, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed of common areas to Homeowners Association of record in Instrument Number 20041214-0148658, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 6555, Page 328 and Instrument No 20010425-0040838, in the Register's Office for Davidson County, Tennessee
- Easement to Nashville Gas Co of record in Book 7272, Page 746, in the Register's Office for Davidson County, Tennessee
- Charter for Homeowners Association of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee
- Water Line Easement of record in Book 1037, Page 572 and Book 1266, Page 690, in the Register's Office

for Davidson County, Tennessee
• Easement for Maintaining Wall of record in Book 9421, Page 147, in the Register's Office for Davidson County, Tennessee
• Homeowners Association Leasing Rules of record in Instrument Number 20140408-0029142, in the Register's Office for Davidson County, Tennessee.
• Homeowners Association Parking Rules of record in Instrument Number 20140307-0019563, in the Register's Office for Davidson County, Tennessee
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8106, Page 1, amended in Book 10458, Page 810, Instrument No 20010330-0030930, Instrument No 20010502-0045152, Instrument No 20010514-0049648, Instrument No. 20131218-0127945, Instrument No 20131218-0127946, Instrument No. 20150511-0042928, Instrument No 20160523-0051264 and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee
• By-Laws of record in Book 8106, Page 20, amended in Book 8627, Page 254, Book 9381, Page 876, Instrument No 20131218-0127949, Instrument No 20160523-0051265, in the Register's Office for Davidson County, Tennessee
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **102 Abbottsford, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF JUNE, 2023

The Robert Riedel Revocable Living Trust, dated July 8, 2013

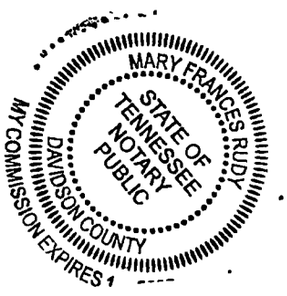
BY: _____
Robert Riedel
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT RIEDEL, TRUSTEE of THE ROBERT RIEDEL REVOCABLE LIVING TRUST, DATED JULY 8, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 8th of June, 2023

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212