This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21012-AP

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 1016550 DEEDWARR
06/20/2023 09 51 49 AM 2 pgs
Fees: $13 00 Taxes $2,756 50

20230620-0046510

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $745,000 00

Affiant

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me, this the 16th day of June, 2023.

Notary Public
My Commission Expires 1-4-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christian Ernzem Fionna Feller 404 Carphilly Court Brentwood, TN 37027	Owner	172-05-0B-145-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jacob A. Chapman and Kayla M. Chapman, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christian Ernzem and Fionna Feller, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacob A. Chapman and Kayla M. Chapman, husband and wife by Warranty Deed from Marlin Chapman, married, dated April 30, 2021, recorded May 5, 2021, of record in Instrument No. 20210505-0059954, Register's Office for Davidson County, Tennessee.

This is improved property located at. **404 Carphilly Court, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 Whenever used, the singular number 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 9th day of June, 2023

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GRANTOR:

Jacob A. Chapman

Kayla M. Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob A. Chapman and Kayla M. Chapman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires. 11-6-2024