THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544548** Karen Johnson Davidson County Batch# 1017200 DEEDWARR 06/21/2023 12:38:30 PM 3 pgs Fees: $18.00 Taxes: $4,421.50 20230621-0047061	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,195,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2023. Notary Public My Commission Expires: 5-7-2027 BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2027

WARRANTY DEED

Address New Owner: Jacob Chapman and Kayla Chapman 4611 Churchwood Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 14 0 020.00

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, **Cumberland Pacific, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Chapman and Kayla Chapman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Oak Hill Valley, of record in Plat Book 1835, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cumberland Pacific, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nancy L. Tuck, Trustee of the Ozzie, Inc. Land Trust Dated January 24, 2018, of record in Instrument No. 20210901-0117799, in the Register's Office of Davidson County, Tennessee, dated August 31, 2021 and recorded on September 01, 2021.

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 year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Valley, as recorded in Plat Book 1835, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 931, Page 53, Book 1788, Page 186 and Book 1809, Page 539.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7175, Page 820.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 4611 Churchwood Drive Nashville TN 37220

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 16th day of June, 2023.

Cumberland Pacific, LLC

Kerri Burton, Member

By: Kerri Burton, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kerri Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of Cumberland Pacific, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 16th day of June, 2023.

Notary Public

My Commission Expires: _____

KAIT ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6-16-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-16-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st **day of** June **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

