THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Karen Johnson Davidson County Batch# 1031295 DEEDWARR 07/27/2023 09:21:30 AM 3 pgs Fees: $18.00 Taxes: $869.50 20230727-0057897	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.** **Affiant** Subscribed and sworn to before me, this **26th day of July, 2023.** **Notary Public** **My commission expires:** CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Veronica Romero-Chapman Allen Lee Chapman **737 Long Hunter Court** **Nashville, TN 37217**	**New American Funding, LLC** **14511 Myford Road** **Tustin, CA 92780**	**135 08 0A 737.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Joshua Wysor, unmarried,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Veronica Romero-Chapman and Allen Chapman, wife and husband,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 737 of Nashboro Village Nineteen Condominium, a Condominium or horizontal property regime, established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office.

Being the same property conveyed to Joshua Wysor, unmarried, by Warranty Deed from Gene C. Howe, Trustee of the Gene C. Howe Revocable Living Trust, of record in Instrument No. 20221228-0133285, in the Register's Office of Davidson County, Tennessee, dated December 13, 2022 and recorded on December 28, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **737 Long Hunter Court, Nashville, TN 37217**.

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 in 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. 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 **25th day of July, 2023.**

Joshua Wysor

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of July, 2023, before me personally appeared Joshua Wysor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of July, 2023.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2023-146

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/25/23 (date of document).

Affiant Signature

07/27/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 27th day of July, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL