RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-17444-2023

Karen Johnson Davidson County
Batch# 1060456 DEEDWARR
10/13/2023 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20231013-0080373

**WARRANTY DEED**

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of October, 2023.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Blakey Dean Propst, Jr.<br>Warren Lee Willard, II<br>Michael Arthur Flanders<br>213 Fitzpatrick Pl<br>Nashville, TN 37214 | Same address as new owner | 095-14-0-071 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($245,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TERRY R. CHAPMAN, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BLAKEY DEAN PROPST, JR., WARREN LEE WILLARD, II AND MICHAEL ARTHUR FLANDERS.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Elm Hill Acres, Section No. I, of record in Book 2331, page 67, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry R. Chapman, married, from Brenda K. Rainey, a single person, by Warranty Deed dated January 23, 1999 and recorded January 28, 1999 in Book 11315, page 353, said Register's Office.

***This is neither the principal residence of the Grantor, nor his spouse, nor any dependents.***

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **2110 Elm Hill Pike, Nashville, TN 37210**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12 day of October, 2023

GRANTOR(S)

Terry R. Chapman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, Terry R. Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my ~~hand and~~ seal, this the 12 day of October, 2023.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 true and exact copy of the original document executed and authenticated according to law on Oct 12, 23 (date of document).

Jennifer L. Pennell

Oct 12, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

