THIS INSTRUMENT PREPARED BY:	STATE OF TN COUNTY OF Rutherford
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $380,000.00 Affiant Subscribed and sworn to before me, this 20th day of Nov, 2023. Notary Public My Commission Expires: 12/22/26

RUTHERFORD COUNTY, TENNESSEE
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 1074497 DEEDWARR
11/22/2023 10:38:48 AM 6 pgs
Fees: $33.00 Taxes: $1,406.00

20231122-0090970

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Bailey Chappell and Lindsay Chappell 913 Radford Drive Nashville, TN 37217	~~New Owner~~ FirstBank 722 Columbia Avenue Franklin TN 37064	Tax Parcel ID No. 119-08-0-018-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK T. GEE, DAVID MARK GEE, MARIE J. DOSCH, RITA G. CARINI AND LITA G. MINOR** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret L CHAPPELL and BAILEY B CHAPPELL wife and husband,** (collectively "Grantee"), Grantee's 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. 50 on the Plan of Patricia Heights, Section I of record in Plat Book 2331, Page 131, in the Register's Office for Davidson County, Tennessee.Said Lot No. 50 fronts 156.0 feet on the westerly side of Radford Drive and extends back between lines 304.5 feet on the southerly side and 304.0 feet on the northerly side to a rear line on which it measures 157.0 feet.

Being the same property conveyed to Bing Tong Gee and wife, Nora M. Gee by Warranty deed from Hallmark Construction Company of record in Book 2695, page 289, Register's Office for Davidson County, Tennessee, dated August 26, 1957 and recorded on August 29, 1957.

Being the same property conveyed to Nora M. Gee by Quitclaim deed from Bing Tong Gee and wife, Nora M. Gee to Robert H. Jennings, Jr. of record in Instrument No. 20221219-0130785 Register's Office for Davidson County, Tennessee, dated September 23, 1982 and recorded on December 19, 2022. Nora Mark Gee died October 3, 2022, her estate being administered for Muniment of Title only in Davidson County Probate Court, Docket No. 22P2035. Order to Admit Will to Probate for Muniment of Title recorded in Instrument No. 20230111-0002282, in the Register's Office for Davidson County, Tennessee. Last Will and Testament of Nora Mark Gee recorded in Instrument No. 20230111-0002283, in the Register's Office for Davidson County, Tennessee, devising subject property to her children, Frank T. Gee, David M. Gee, Marie J. Dosh, Rita G. Carini and Lita G. Minor.

Being the same property conveyed to Frank T. Gee, David Mark Gee, Marie J. Dosch aka Marie J. Dosh, Rita G. Carini and Lita G. Minor by Quitclaim deed from David Mark Gee, Personal Representative of the Estate of Nora M. Gee of record in Instrument No. 20230111-0002285 Register's Office for Davidson County, Tennessee, dated January 5, 2023 and recorded on January 11, 2023.

Affidavit (of Heirship) in Furtherance of Title of record in Instrument Number 20231004-0078050, in the Register's Office for Davidson County, Tennessee and recorded on October 04, 2023.

This is improved property commonly known as: **913 Radford Drive Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 WHERE OF, Grantor has executed this instrument on this 17 day of November, 2023.

Frank T Gee by David Mark Gee

Frank T. Gee by David M. Gee as attorney in fact Attorney in fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David M. Gee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Frank T. Gee**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of November 2023.

Notary Public
My Commission Expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHERE OF, Grantor has executed this instrument on this 17 day of November, 2023.

David M. Gee David Mark Gee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **David M. Gee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of November 2023.

Notary Public
My commission expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHERE OF, Grantor has executed this instrument on this 17 day of November, 2023.

Marie J. Dosch by David Mark Lee

Marie J. Dosch by David M. Gee as attorney in fact Attorney in Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David M. Gee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Marie J. Dosch**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of November 2023.

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 03/03/2028

IN WITNESS WHERE OF, Grantor has executed this instrument on this 17 day of November, 2023.

Rita G Carini by David M Gee Attorney in Fact

Rita G. Carini by David M. Gee as attorney in fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David M. Gee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Rita G. Carini**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of November 2023.

Notary Public
My Commission Expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHERE OF, Grantor has executed this instrument on this 17 day of November, 2023.

Lita G Minor by David Mark Gee Attorney in Fact

Lita G. Minor by David M. Gee as attorney in fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David M. Gee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Lita G. Minor**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of November 2023.

Notary Public
My Commission Expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON