Name and Address of New Owner and Send Tax Bills to:
Paul S. Chapman and Sylvia A. Chapman
721 Meadowcroft Lane
Nolensville, TN 37135

This Instrument Prepared By:
Reli Settlement Solutions, LLC
9131 Cross Park Drive, Suite 100
Knoxville, TN 37923

Karen Johnson Davidson County
Batch# 1079486 DEEDWARR
12/07/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20231207-0094548

File KNX-23-6715

Map & Parcel No: 186-04-0A-203-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melinda Jane Stivers, Trustee of The Melinda Jane Stivers Revocable Living Trust dated April 8, 2020**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul S. Chapman and Sylvia A. Chapman, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 235 on the Plan of Revision, Final Plat, Burkitt Place, Phase 2E, Lots 184, 229, 230, 232 thru 238,261 and 291 thru 294, Cluster Lot Subdivision, of record in Plat at Instrument No. 20090902-0082756, a revision of Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Property ID: 186-04-0A-203-00 Commonly known as 721 Meadowcroft Lane, Nolensville, TN 37135.

Being the same property conveyed to Melinda Jane Stivers, Trustee of the Melinda Janes Stivers Revocable Living Trust dated April 8, 2020, from Juan J. Alvarez, an unmarried man and Jesse Alvarez and Kimberly L. Alvarez, husband and wife by Warranty Deed dated 03/15/2023 and recorded on 03/16/2023 of record in

Instrument No. 20230316-0019082 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2023.

The Melinda Jane Stivers Revocable Living Trust
dated April 8, 2020

By: Melinda Jane Stivers, Trustee
Melinda Jane Stivers, Trustee

STATE OF TENNESSEE
COUNTY OF KNOX

On this 1st day of December, 2023, before me personally appeared Melinda Jane Stivers, Trustee of The Melinda Jane Stivers Revocable Living Trust dated April 8, 2020, 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 1st day of December, 2023.

Notary Signature
My commission expires: 12/28/26

ALENE ATKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF BLOUNT

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $624,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 5 day of December, 2023.

Notary Public
My commission expires 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/1/23.

Affiant Signature – Joshua A. Terry

12/5/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/5/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27