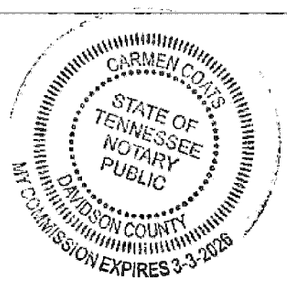
Karen Johnson Davidson County
Batch# 1087291 DEEDWARR
01/02/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240102-0000168

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2023.

Carmen Coats
Notary Public

My commission expires: 3-3-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andre Chabanel Dana Chabanel	Andre Chabanel Dana Chabanel	083-07-0-002.00
7 Doby Road	7 Doby Road	
Medham, NJ 07945	Medham, NJ 07945	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JIM SIMPSON AND MARY ELIZABETH LONG SIMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE CHABANEL AND DANA CHABANEL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 45 on the Map of Pontotoc Subdivision of record in Plat Book 547, Page 113, 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 William W. Tucker and wife, Edith Williams Tucker by Warranty deed from James E. Brown and wife, Dimple P. Brown of record in Book 3506, page 555, Register's Office for Davidson County, Tennessee, dated February 25, 1963 and recorded on February 26, 1963.

Said William W. Tucker died, vesting Edith Williams Tucker as surviving tenant.

Said Edith Williams Tucker died on September 27, 1997, leaving Last Will and Testament filed for Probate in Case No. 23P414, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). In accordance with the terms of the Will, Virginia Harris and Martha Sander are named as devises(s).

Being the same property conveyed to Virginia Harris, a 2/3 share and Martha Sander, a 1/3 share by Executor's Quitclaim deed from Edith Williams Tucker, deceased of record in Instrument No. 20230420-0028948 Register's Office for Davidson County, Tennessee, dated April 14, 2023 and recorded on April 20, 2023.

Said Martha Sander died on January 18, 2009, vesting Kaye Rice and Rene Shepherd as surviving tenants.

Being the same property conveyed to Rene Shepherd and Kaye Rice by Administrator's Quitclaim deed from Rene Shepherd, Administrator of the Estate of Martha Sander of record in Instrument No. 20230522-0038518 Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 22, 2023.

Being the same property conveyed to Jim Simpson and Mary Elizabeth Long Simpson, husband and wife by Warranty Deed from Virginia Harris, Rene Shepherd, and Kaye Rice of record in Instrument No. 20230713-0053863 Register's Office for Davidson County, Tennessee, dated July 11, 2023 and recorded on July 13, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2025 Benjamin Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2023.

Jim Simpson

Mary Elizabeth Long Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim Simpson and Mary Elizabeth Long Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 28, 2023** (date of document).

Affiant Signature

January 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25