Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-4964

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

Karen Johnson Davidson County
Batch# 1093167 DEEDWARR
01/24/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240124-0004516

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of January, 2024

Notary Public

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Commission Expires: 7/15/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clinton Chapman 1424 Quail Run Nashville, TN 37214	CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste 400 San Ramon, CA 94583	108-08-0-247.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kenneth Sallis and Kellie Sallis, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clinton Chapman, single

HEREINAFTER CALLED THE GRANTEES, 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. 53 on the Plan of Trailwood Subdivision, Section 4 of record in Plat Book 6900, Page 311, 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 Gregg Eatherly and wife, Lynn Eatherly by Warranty Deed from John William Anderson of record in Book 9299, page 371, Register's Office for Davidson County, Tennessee, dated March 29, 1994 and recorded on April 04, 1994.

Being the same property conveyed to Kenneth Sallis and Kellie Sallis, husband and wife

by Warranty Deed from Gregg Eatherly and wife, Lynn Eatherly of record in Instrument No. 20230601-0041205 Register's Office for Davidson County, Tennessee, dated May 30, 2023 and recorded on June 01, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 1424 Quail Run, Nashville, TN 37214

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 so 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 is 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.

Dated this the 16th day of January, 2024.

Kenneth Sallis

Kenneth Sallis

Kellie Sallis

Kellie Sallis

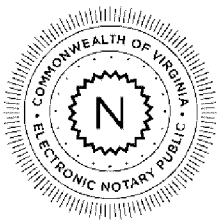
STATE OF Virginia
COUNTY OF Prince William

On this 16th day of January, 2024, before me personally appeared Kenneth Sallis and Kellie Sallis, 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 16th day of January, 2024.

Atm Nurul Alam
Electronic Notary Public

Notary Signature
My commission expires: 06/30/2024



Atm Nurul Alam

REGISTRATION NUMBER
283777
COMMISSION EXPIRES
June 30, 2024

Notarized online using audio-video communication

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 **1/16/2024**.

Affiant Signature – Joshua A. Terry

1/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on **1/16/2024**.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27