Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6817-WE

Karen Johnson
Batch # 1095748
01/30/2024 10:06:29 AM
Fees: $13.00 Taxes: $8,880.00

Davidson County
DEEDWARR
2 pgs

20240130-0006408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Paul Rye Steele and Mary Jennifer Steele	NEW OWNER	
3816 Trimble Road		130-08-0-157.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Douglas B. Chappell and Erica Roberts Chappell, Trusteees of the Douglas B. Chappell and Erica Roberts Chappell Community Property Trust UAD May 01, 2018**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Rye Steele and Mary Jennifer Steele, husband and wife**

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. 5, on the Final Plat, Sunnybrook Lane, Section Two, of record in Instrument Number 20050317-0029530, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Douglas B. Chappell and spouse, Erica Roberts Chappell by Warranty Deed from Nashville Property Managers, LLP, a Tennessee limited liability partnership of record in Instrument Number 20100310-0018385, in the Register's Office for Davidson County, Tennessee, dated March 09, 2010 and recorded on March 10, 2010.

Being the same property conveyed to Douglas B. Chappell and Erica Roberts Chappell, as trustees of the Douglas B. Chappell and Erica Roberts Chappell Community Property Trust UAD May 01, 2018 by Quitclaim Deed from Douglas B. Chappell and wife, Erica Roberts Chappell of record in Instrument Number 20180502-0041505, in the Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 02, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3816 Trimble Road, Nashville, TN 37215**

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 do 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.

Witness our hands this the 12th day of January, 2024.

The Douglas B. Chappell and Erica Roberts Chappell Community Property Trust u/a/d May 01, 2018

By: _____
Douglas B. Chappell, Trustee

By: _____
Erica Roberts Chappell, Trustee

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 **Douglas B. Chappell, as Trustee of the Douglas B. Chappell and Erica Roberts Chappell Community Property Trust u/a/d May 01, 2018,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of January, 2024.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
Notary Public

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 **Erica Roberts Chappell, as Trustee of the Douglas B. Chappell and Erica Roberts Chappell Community Property Trust u/a/d May 01, 2018,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of January, 2024.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
Notary Public