Karen Johnson Davidson County
Batch# 1101857 DEEDWARR
02/16/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20240216-0010907

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-2027

(AFFIX SEAL)

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-2027

File #24-PA-0949-BM

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose O. Malave and Grace M. Malave	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**115-06-0-085.00**
949 Davidson Drive	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT CHAPMAN AND MICHELLE CHAPMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE O. MALAVE AND GRACE M. MALAVE, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of West Meade Hills, Section I of record in Plat Book 2900, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 165 feet on the Southwesterly side of Davidson drive and extends back 255 feet on the Northwesterly line and 235 feet on the Southeasterly line to a dead line measuring 167 feet thereon.

Being the same property conveyed to Robert Chapman and Michelle Rasmussen, husband and wife by Warranty Deed from Karl Hamilton, a married man of record in Instrument No. 20180220-0016020 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

Being the same property conveyed to Robert Chapman and Michelle Chapman, husband and wife by General Warranty Deed from Robert Chapman and Michelle Rasmussen nka Michelle Chapman of record in Instrument No. 20191021-0107309 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on October 21, 2019.

This conveyance is subject to:
9. Taxes for the year 2024, a lien not yet due and payable.

10. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 62, Register's Office for Davidson County, Tennessee.

11. Restrictions of record in Book 2998, Page 13, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin

unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **949 Davidson Drive, Nashville, TN 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th day of February, 2024.

Robert Chapman

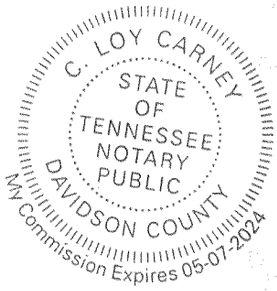
Michelle Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2024, before me personally appeared Robert Chapman, 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 14th day of February, 2024.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2024, before me personally appeared Michelle Chapman, 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 14th day of February, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 14 day of February, 2024.

Affiant Signature

Date 2/14/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

