Karen Johnson Davidson County
Batch# 1113043 DEEDWARR
03/20/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240320-0019275

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22341-DJ

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2024.

Notary Public
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas H. Chappell 6605 Ellwood Court Nashville, TN 37205	New Owner	129-06-0-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Best Built Construction, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas H. Chappell and wife, Susan Chappell**, hereinafter called the Grantee(s), 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 138 on the plan of West Meade Park, Inc. Section 4, of record in Plat Book 3300, Page 68 and 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all of the property conveyed to Best Built Construction Inc., a Tennessee Corporation, by deed from Philip Steven Riggs and Julie Marie Riggs, husband and wife, of record in Instrument No. 20220523-0059480, Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 23, 2022.

This is ☐ improved or ☒ unimproved property located at: **6601 Ellwood Court, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2024.

GRANTOR:

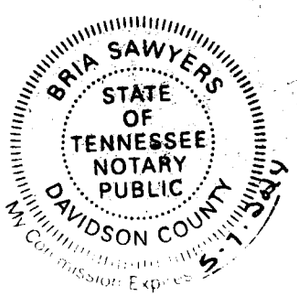
Best Built Construction, Inc., a Tennessee corporation

By: _____
Christopher M. Corriveau, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, Authorized Signor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of Best Built Construction, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of March, 2024.



_____
Notary Public
My Commission expires: 5-7-2024

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelly, do hereby make oath that I am licensed attorney and/or 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 the law on 3/20/2024.

Brenda Shelly

AFFIANT

DATE: 3/20/2024

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 20 day of March, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027