Name and Address of New Owner:
H&N Trust
5621 Montelle Lane
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1118921 DEEDWARR
04/04/2024 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20240404-0023790

Map & Parcel No: 172-14-0-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas A. Chapman and Kirstina L. Chapman, Trustees of The Chapman Family Trust dated November 9, 2006**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **H&N Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5, on the Plan of Mt. Pisgah Hills, a resubdivision of Lot 1, recorded in Plat Book 8250, Page 96 and in Plat Instrument No. 200711270137696 as Revised in Plat Instrument No. 20080110003064, Register's Office for Davidson County, State of Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas A. Chapman and Kirstina L. Chapman, Trustees of The Chapman Family Trust dated November 9, 2006 by Warranty Deed dated February 6, 2019 from Bobby J. Halliburton, an unmarried man, recorded February 7, 2019 in Instrument No. 20190207-0011814 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of April, 2024.

Thomas A. Chapman and Kirstina L. Chapman,
Trustees of The Chapman Family Trust dated
November 9, 2006

By: _____ ~~(SEAL)~~
Thomas A. Chapman, Trustee

By: _____ (SEAL)
Krstina L. Chapman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2024, before me personally appeared Thomas A. Chapman and Krstina L. Chapman, Trustees of Thomas A. Chapman and Kirstina L. Chapman, Trustees of The Chapman Family Trust dated November 9, 2006, 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 3rd day of April, 2024.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of April, 2024.

Notary Public
My commission expires: 5.9.2026
File No. 2024-6822-TS



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/3/24 (date of document).

Regina Sullo
Affiant Signature

April 4, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 4th day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202404040023790