Name and Address of New Owner:
Wylie Chapmand and Colleen Chapman
3632 Southeast Tater Peeler Road
Lebanon, TN 37090

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 075-09-0-197

Karen Johnson Davidson County
Batch# 1191129 DEEDWARR
10/08/2024 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20241008-0078191

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, **Gary D. Bradford, Sr., Kimberley D. Trapnell, Deborah Bradford Dillingham, and Donna Jo Henderson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wylie Chapmand and Colleen Chapman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 1143 on the Plan of Section Nine, Hermitage Hills, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald M. Stanley and wife, L. Grace Stanley, from Ada G. Proctor, as the widow of Ervin D. Proctor, by Quitclaim Deed dated March 10, 1998 and recorded March 13, 1998 in Book 10837, page 451, said Register's Office. The said Donald M. Stanley having died March 30, 2017, leaving L. Grace Stanley as the surviving grantee. The said L. Grace Stanley (Lillie Grace Proctor Stanley) having died April 27, 2024. Per Affidavit of Heirship of record in Instrument #20240610-0043020, no estate probate is contemplated, and her heirs are her four adult children, Kimberly D. Trapnell, as to a 25% interest, in Gary D. Bradford, Sr., as to a 25% interest, in Donna Jo Henderson, as to a 25% interest, and in Deborah Bradford Dillingham, as to a 25% interest.

Being the same property conveyed to Ervin D. Proctor et ux, Ada G. Proctor, from A. H. Johnson and wife, Melvin Johnson, by Warranty Deed dated March 31, 1966 and recorded April 7, 1966 in Book 4003, page 903, said Register's Office. The said Ervin D. proctor having died in 1977, leaving Ada G. Proctor as surviving grantee.

Property more commonly known as 4008 Plantation Drive, Hermitage, TN 37076.

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.

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 16 day of September, 2024.

Gary D. Bradford, Sr. (SEAL)
Gary D. Bradford, Sr.

Kimberley D. Trapnell (SEAL)
Kimberley D. Trapnell

Deborah Bradford Dillingham (SEAL)
Deborah Bradford Dillingham

Donna Jo Henderson (SEAL)
Donna Jo Henderson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16 day of September, 2024, before me personally appeared Gary D. Bradford, Sr., Kimberley D. Trapnell, Deborah Bradford Dillingham and Donna Jo Henderson, 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 16 day of September, 2024.

Shannon O'Neill
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Sworn to and subscribed before me this 16 day of September, 2024.

Shannon O'Neill
Notary Signature
My commission expires: 11/16/24

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 16, 24 (date of document).

Jennifer L. Pennell

Oct 7, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

