WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213587 DEEDWARR
12/10/2024 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $653.05
20241210-0095593

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caleb Chapman	Caleb Chapman	113-00-0-155.00
(NAME)	(NAME)	
102 Victoria Court	102 Victoria Court	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067	Franklin TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I/we Kendale Elizabeth Brumit as Adminstrator for the Estate Of Kenneth Paul Brumit, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Caleb Chapman and Jessica Chapman, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land situated in the 2nd Civil District of Davidson County, Tennessee, more particularly described as follows: Beginning at a concrete monument set at the southeast corner of that parcel of land conveyed Henry C. Rilling at ux, of record in Deed Book 5784, page 565, Register's Office for Davidson County, Tennessee; thence with the westerly line of that parcel of land conveyed to James I. Berry and Richard F. Warren, Jr., Trustees of record in Deed Book 6334, page 382, R.O.D.C. TN, S. 01 deg. 34' 45" W. 234.52 feet to a concrete monument set; thence S. 27 deg. 30' 30" W. 409.11 feet to an iron pin set; thence with the easterly line of that parcel of land conveyed to Roy K. Green of record in Deed Book 5833, page 512, R.O.D.C. TN, N. 02 deg. 37' 28" E. 787.79 feet to an iron pin set; thence with the southerly line of the aforesaid conveyance to Rilling, S. 40 deg. 02' 00" E. 247.73 feet to the point of Beginning.

NOW KNOWN AS Land situated in Davidson County, Tennessee, being Lot 1 in Ken Brumit Subdivision as per the plat thereof recorded in Book 8520, Page 452, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
Being part of the same property conveyed to Kenneth Paul Brumit and wife, Jessica D. Brumit by Warranty Deed from Jerry D. Heath, dated 03/15/1990, of record in Book 8079, Page 920, Register's Office for Davidson County, Tennessee.

Together with Easement Deed of record in Book 8169, page 243, Register's Office for Davidson County, Tennessee; and Together with Shared Driveway Easement of record in Instrument No. 20080416-0038572, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kenneth P. Brumit by Quitclaim Deed from Jessica D. Brumit, dated 11/22/1995, of record in Book 9952, Page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth Paul Brumit by Quitclaim Deed from Jessica D. Brumit, dated 08/22/1997, of record in Book 10586, Page 486, Register's Office for Davidson County, Tennessee.

The said Kenneth Paul Brumit died intestate on 5/16/2019, the said Kendale Elizabeth Brumit, was appointed Administratrix for the Estate of Kenneth Paul Brumit, and authoriized to execute this trasaction pursuant to an Order of the Court as evidenced in File No. 24P-625, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 8475 Old Charlotte Pike, Pegram, TN 37143

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of December, 2024.

Estate Of Kenneth Paul Brumit

By: _____ admin

Kendale Elizabeth Brumit, Administrator

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kendale Elizabeth Brumit, the administrator for the estate of Kenneth Paul Brumit, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of December, 2024.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

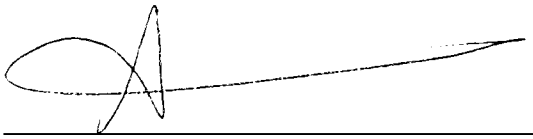
Notary Public: _____

My Commission Expires: _____

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110 Henderssonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12-9-2024**.



Affiant Signature — **12-9-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12-9-2024**.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

