Karen Johnson Davidson County
Batch# 1226252 DEEDWARR
01/14/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20250114-0002836

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No. EY-24-8326

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Janice C. Chapple Living Trust and The Douglas Charles Chapple Living Trust	**NEW OWNERS**	
(NAME)	(NAME)	
4523 Beacon Drive	**4677 Fawn Hill Court**	130-15-0-043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Rochester, MI 48306**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brent D. Longenecker and Kelly D. Longenecker, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice C. Chapple and Douglas Charles Chapple, Trustees of the Janice C. Chapple Living Trust dated May 10, 1995, and any amendments thereto AND Douglas Charles Chapple and Janice C. Chapple, Trustees of the Douglas Charles Chapple Living Trust dated May 10, 1995, and any amendments thereto** , HEREINAFTER CALLED THE GRANTEE, 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, described as follows, to-wit:

Being Lot No. 4 of Block S on the Plan of Tyne Meade, Section 4 of record in Book 1424, Page 25, Register's Office for said County.

Said Lot No. 4 fronts 116.7 feet on the Easterly margin of Beacon Drive and extends back 394.7 feet on the Northerly line, and 377.1 feet on the Southerly line to a dead line on the rear on which it measures 173.25 feet.

Being the same property conveyed to Brent D. Longenecker and Kelly D. Longenecker, husband and wife by Warranty Deed from Kelly A. Clark of record in Instrument No. 20150505-0040580 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 05, 2015, and Scrivener' s Affidavit record on June 25, 2015, of record in On Instrument No. 20150625-0060859 .

This is property more commonly known as 4523 Beacon Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 13th day of January, 2025.

Brent D. Longenecker

Kelly D. Longenecker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 2025, before me personally appeared Brent D. Longenecker and Kelly D. Longenecker, 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 13th day of January, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Elizabeth Yerger, 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 **January 13, 2025**.

Affiant Signature

January 14, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

14th day of **January**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires