WARRANTY DEED

Karen Johnson
Batch # 1237552
02/13/2025 02 21 44 PM
Fees $13 00 Taxes $3,515 00

Davidson County
DEEDWARR
2 pgs

20250213-0011103

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P25-8165-WE

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP/PARCEL NO(S).
Elizabeth D. Canale	Elizabeth D. Canale	117-01-0-115.00
(NAME)	(NAME)	
703 Woodleigh Drive	701 Woodleigh Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Fifty Thousand And No/100 Dollars ($950,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY ALICE CHAPMAN, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH D. CANALE,** 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, being the south one-half of Lot No. 8 on the Map of Forest Park Land Improvement Company's Subdivision as of record in Book 161, Page 144, Register's Office for said County.

Said One-half of Lot No. 8 fronts 100 feet on the westerly side of Woodleigh Drive, formerly Hindman Avenue, and extends back 263.15 feet on northerly line and 255.8 feet on the southerly line to a dead line, measuring 100.15 feet thereon.

Being the same property conveyed to Flora C. Chapman, a widow, by Warranty Deed from James H. Haley, Jr., unmarried, of record in Book 3574, page 487, Register's Office for Davidson County, Tennessee, dated June 26, 1963 and recorded on June 27, 1963. Flora Clark Chapman died, testate, on

August 22, 2003. The Last Will and Testament of Flora Clark Chapman, probated in Docket No. 03P1632 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the herein-described property to James Ronald Chapman.

Being the same property conveyed to T. Turner Snodgrass, Trustee, by Quitclaim Deed from James Ronald Chapman, of record in Instrument No. 20050613-0067273, Register's Office for Davidson County, Tennessee, dated June 08, 2005, and recorded on June 13, 2005, and within the same deed the said T. Turner Snodgrass, Trustee conveyed his interest in the subject property to James Ronald Chapman and wife, Mary Alice Chapman James Ronald Chapman died on November 2, 2024, vesting Mary Alice Chapman as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning restrictions.

Further, only one (1) single family dwelling may exist on the property at any given time. Certain detached structures may be constructed in addition to the one (1) single family dwelling if said detached structures are: 1) ancillary to the one (1) single family dwelling; and 2) fall into the category of pool house, guest house, detached garage with living quaraters, garden shed, storage shed, or other similar strucutres. Ownership of the one (1) single family home and any of the detached structures described herein may never be separated. This restriction shall run with the land and be binding upon the Grantee and their successors and assigns.

unimproved ☐
This is improved ☑ property, known as 703 Woodleigh Drive, Nashville, TN 37215
(House No) (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 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 hand this 10 day of February, 2025.

Mary Alice Chapman

Mary Alice Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Alice Chapman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th February day of February, 2025. 2/10/25

Notary Public

My Commission Expires

