Karen Johnson Davidson County
Batch# 1254984 DEEDWARR
04/02/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250402-0024881

WARRANTY DEED

CHRISTY HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-29-2028

STATE OF Tennessee
COUNTY OF Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 3/31/25

NOTARY PUBLIC
MY COMMISSION EXPIRES 02/29/2028

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 1726-25LLC-TN

ADDRESS OF NEW OWNER	TAX BILLS TO:	MAP-PARCEL
David Richardson and Kara Richardson	New Owner	072-16-0-125.00
1522 Harwood Drive		
Nashville, TN 37206		

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,

Brian S. Chapman and Rachel M. Chapman, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Richardson and Kara Richardson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, in the Register's Office for Davidson County, Tennssee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian S. Chapman and wife, Rachel M. Chapman by Warranty Deed from Jeffrey Wayne Hart, Trustee of record in Instrument No. 20000308-0023835, in the Register's Office for Davidson County, Tennessee, dated February 02, 2000 and recorded on March 08, 2000.

This is property known as 1522 Harwood Drive Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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), 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 on 3/31/25.

Brian S. Chapman

Rachel M. Chapman

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Brian S. Chapman and Rachel M. Chapman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 3/31/2025.

Christy Hunt
NOTARY PUBLIC
My Commission Expires: 02/29/2028

CHRISTY HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-29-2028

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 March 31, 2025.

Date: March 31, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this March 31, 2025.

Notary Public
My Commission Expires: 7/25/26

