Karen Johnson Davidson County
Batch# 1256912 DEEDWARR
04/07/2025 07:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20250407-0025875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/24/28
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leigh Walden	Third Coast Bank	Map: 083120031.00
(NAME) 130 Venice Street	(NAME) 20202 Highway 59 North; Suite 200	
(ADDRESS) Sugar Land, TX 77478	(ADDRESS) Humble, TX 77338	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS ($489,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUDITH E. PLUMMER, HEIR OF THE ESTATE OF MARTHA J. SMITH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEIGH WALDEN, A MARRIED PERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 70 on the Plan of Eastland Acres, Section II, as of record in Book 2331, page 7, Register's Office for said County, as follows:

BEGINNING at a point in the easterly margin of Chapman Drive at the corner of Lots 70 and 142; thence with the line between said lots, 111 feet to a point; thence with the line between Lots 69 and 70, northerly 148 feet to a point in the margin of Conrad Drive; thence with said Drive, westerly 87.4 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to a point in the margin of Chapman Drive; thence with the margin of the same, southerly 109 feet to the point of beginning.

Being the same property conveyed to Roy A G Smith and wife, Martha J. Smith, by deed from Charles R. Hazelwood and wife, Mary K. Hazelwood, of record in Book 2482, Page 438, dated November 8, 1955, Register's Office for said County. The said Roy A G Smith died November 4, 1987, and title vested in Martha J. Smith, as surviving tenant by the entirety. The said Martha J. Smith died intestate on February 20, 2023, leaving as Sole Heir, Judith E. Plummer, the Grantor herein. See also Affidavits of Heirship of record in Instrument No. 20230523-0038691 and Instrument No. 20230523-0038690, said Register's Office.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 7, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in Book 2335, Page 386, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2425 Chapman Drive, Nashville, TN 37206
(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 our hands this 3rd day of April, 2025.

Judith E. Plummer

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 Judith E. Plummer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of April, 2025.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 April 4, 2025.

(AFFIANT) – Karen Suggs

04/04/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 4th day of April, 2025.

My commission expires: 1/24/28

Notary Public

