THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16888-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2025 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1267191 DEEDWARR
05/01/2025 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250501-0033486

MOLLY CARNEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyson Hutterer and Zachary Tyre	Novus Home Mortgage, a division of Ixonia Bank	
7427 Bridle Dr	20225 Water Tower Boulevard, Suite 400	142-02-0-140.00
Nashville, TN 37221	Brookfield, WI 53045	
(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, WE, **Leigh Wilson Chappelle and Ryan Chappelle, Co-Trustees of the Chappelle Family Revocable Living Trust dated January 3, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyson Hutterer, an unmarried woman, and Zachary Tyre, an unmarried man, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 179 on the Plan of Cross Timbers, Section 4, as of record in Plat Book 4175, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 179 fronts 85.0 feet on the Southerly side of Bridle Drive and extends back 150.0 feet on the Westerly line and 150.0 feet on the Easterly line to a dead line measuring 85.0 feet thereon.

Being the same property conveyed to Rayn Chapelle and Leigh Wilson Chapelle, Husband and Wife by Warranty Deed from Billy B. Simmons and Murietta kay Simmons, Married of record in Instrument No. 20200921-0107604 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 21, 2020.

Being the same property conveyed to Leigh Wilson Chappelle and Ryan Chappelle, Co-Trustees of the Chappelle Family Revocable Trust dated January 3, 2023 by Quitclaim Deed from Ryan Chappelle and Leigh Wilson Chappelle, husband and wife, as tenants by the entirety of record in Instrument No. 20230106-0001331 Register's Office for Davidson County, Tennessee, dated January 03, 2023 and recorded on January 06, 2023.

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 regulations.

This is improved property known as **7427 Bridle Dr, Nashville, TN 37221**

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 the 29 day of April, 2025.

Chappelle Family Revocable Living Trust dated January 3, 2023

BY: _____
Leigh Wilson Chappelle, Co-Trustee

BY: _____
Ryan Chappelle, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leigh Wilson Chappelle, Co-Trustee of the Chappelle Family Revocable Living Trust dated January 3, 2023,** 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of April, 2025.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan Chappelle, Co-Trustee of the Chappelle Family Revocable Living Trust dated January 3, 2023,** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of April, 2025.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of April, 2025.

Affiant Signature
Date 4-29-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028