RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069

Karen Johnson Davidson County
Batch# 1275781 DEEDWARR
05/20/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20250520-0039745

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of May 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Elizarose Drewyor Cooley 4008 Plantation Drive Hermitage, TN 37076	Emma Elizarose Drewyor Cooley 4008 Plantation Drive Hermitage, TN 37076	075-09-0-197.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($409,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WYLIE CHAPMAN AND WIFE, COLLEEN CHAPMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EMMA ELIZAROSE DREWYOR COOLEY, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1143 on the Plan of Section Nine, Hermitage Hills, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wylie Chapman and Colleen Chapman from Gary D. Bradford, Sr., Kimberly D. Trapnell, Deborah Bradford Dillingham, and Donna Jo Henderson, by Warranty Deed dated September 16, 2024 and recorded October 8, 2024 in Instrument #20241008-0078191, said Register's Office. Scrivener's Affidavit of record in Instrument #20241121-0091129 filed to correctly show the name of one of the Grantee's as Wylie Chapman.

Being the same property conveyed to Donald M. Stanley and wife, L. Grace Stanley, from Ada G. Proctor, as the widow of Ervin D. Proctor, by Quitclaim Deed dated March 10, 1998 and recorded March 13, 1998 in Book 10837, page 451, said Register's Office. The said Donald M. Stanley having died March 30, 2017, leaving L. Grace Stanley as the surviving grantee. The said L. Grace Stanley (Lillie Grace Proctor Stanley) having died April 27, 2024. Per Affidavit of Heirship of record in Instrument #20240610-0043020, no estate probate is contemplated, and her heirs are her four adult children, Kimberly D. Trapnell, as to a 25% interest, in Gary D. Bradford, Sr., as to a 25% interest, in Donna Jo Henderson, as to a 25% interest, and in Deborah Bradford Dillingham, as to a 25% interest.

Being the same property conveyed to Ervin D. Proctor et ux, Ada G. Proctor, from A. H. Johnson and wife, Melvin Johnson, by Warranty Deed dated March 31, 1966 and recorded April 7, 1966 in Book 4003, page

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4008 Plantation Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of May, 2025

GRANTOR(S)

Wylie Chapman

Colleen Chapman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Wylie Chapman and Colleen Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15 day of May 2025.

Notary Public

Shannon O'Neill

Printed Notary Name

My commission expires: 1/22/29

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/15/25 (date of document).

Jennifer L. Pennell

5/20/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 5/20, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal