Karen Johnson Davidson County
Batch# 1283745 DEEDWARR
06/10/2025 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,767.60
20250610-0045458

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $748,000.00.

Affiant

Subscribed and sworn before me this the 29th day of May, 2025.

Notary Public
My commission expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luke Donaphon 404 Carphilly Ct. Brentwood, TN 37027	New Owner	172-05-0B 145.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTIAN ERNZEN AND FIONNA FELLER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LUKE DONAPHON, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christian Ernzem and Fionna Feller, husband and wife, by deed dated 06/09/2023, from Jacob A. Chapman and Kayla M. Chapman, husband and wife, of record in Instrument No. 20230620-0046510, Register's Office for said County. *Said deed erroneously had Grantee's name as Christian Ernzem. Christian Ernzen is one and the same as Christian Ernzem.*

Also being the same property conveyed to Jacob A. Chapman and Kayla M. Chapman, husband and wife, by deed dated 04/30/2021, from Marlin Chapman, married, of record in Instrument No. 20210505-0059954, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 404 Carphilly Ct., Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29 day of May, 2025.

Christian Ernzen

Fionna Feller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christian Ernzen and Fionna Feller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/21/26

Notary Public

GAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 29. 2025.

Affiant Signature

10th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

