Karen Johnson Davidson County
Batch# 1294646 DEEDWARR
07/08/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,940.65
20250708-0053662

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ORA KELLER NYHUS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 524,500.00.

Emma Nieman
Affiant

Subscribed and Sworn before me this ____ day of July , 2025.

Ora Keller Nyhus
Notary Public
My commission expires: 8-19-2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Rodney A. Lewis, Trustee of Revocable Trust of Rodney A Lewis 117 Edgewood Drive, Hendersonville, TN 37075	New Owner	133-02-0-064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelsey Chapman, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rodney A. Lewis, Trustee of the Revocable Trust of Rodney A. Lewis, dated August 31, 2018,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Pleasant View Subdivision of record in Plat Book 1130, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Kelsey Chapman, a married woman by Deed from Steven Reese and Cassidy Reese, husband and wife, dated March 8, 2021 and recorded March 11, 2021 of record in Instrument No. 20210311-0032085, Register's Office of Williamson County Tennessee.

This is [X] improved [ ] unimproved property known as 238 Thuss Avenue, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

David Chapman, spouse of Grantor, hereby joins in the execution of this document for the purpose of conveying his/her marital interests, if any, in the subject property.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 7 day of July, 2025.

Kelsey Chapman

David Chapman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 7 day of July, 2025, before me personally appeared Kelsey Chapman and David Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of July, 2025.

Notary Signature
My commission expires:
3/23/26

ANGELA LYLES
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 07/07/2025 (date of document).

Affiant Signature

07/08/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 8·19·2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD