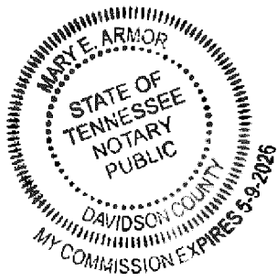
Karen Johnson Davidson County
Batch# 1295980 DEEDWARR
07/11/2025 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,256.15
20250711-0054626

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Chapin	Joseph Chapin	105-04-0-174.00
(NAME)	(NAME)	
1247 Lewis Street	1247 Lewis Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Home Equity Options, LLC, a Nevada Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Joseph Chapin, an unmarried man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1-1247 Lewis Street:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 31 and the northerly 10 feet of Lot No. 34 on the Plan of Trimble's Addition to Nashville, as of record in Book 21, Page 121, Register's Office for said County.

Said parts of Lots Nos. 31 and 34 front together 40 feet on the westerly side of Lewis, formerly East Hill Street, and run back between parallel lines 120 feet to an alley.

Tract 2-1249 Lewis Street:

Land in Davidson County, Tennessee, being part of Lot No. 34 in John Trimble's Addition to South Nashville, as of record in Book 21, Page 121, Register's Office for said County.

Said part of Lot No. 34 fronts 40 feet on the west side of Lewis Street and runs back between parallel lines 120 feet to a 12 foot alley.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

NotaryCam Doc ID: 8835466c-3959-402b-ad88-2fe906a60ee5

unimproved ☒

This is improved ☐ 1247 Lewis Street, Nashville, TN 37210
1249 Lewis Street, Nashville, TN 37210

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of July, 2025.

Home Equity Options, LLC

By: Christine Demos
Christine Demos, Co-Secretary

State of Tennessee
County of Maury

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christine Demos with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Co-Secretary of the within named bargainor, a Nevada Limited Liability Company, and that he/she as such Co-Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Christine Demos, as such Co-Secretary.

Witness my hand and Official seal this 3 day of July, 2025.

Esther Rosa
Notary Public:
My Commission Expires: 10/16/2027

ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 8835466c-3959-402b-ad88-2fe906a60ee5

EXHIBIT "A"

COUNTY: Davidson

Property 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1 - 1247 Lewis Street:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 31 and the northerly 10 feet of Lot No. 34 on the Plan of Trimble's Addition to Nashville, as of record in Book 21, Page 121, Register's Office for said County.
Said parts of Lots Nos. 31 and 34 front together 40 feet on the westerly side of Lewis, formerly East Hill Street, and run back between parallel lines 120 feet to an alley.

Tract 2 - 1249 Lewis Street:

Land in Davidson County, Tennessee, being part of Lot No. 34 in John Trimble's Addition to South Nashville, as of record in Book 21, Page 121, Register's Office for said County.

Said part of Lot No. 34 fronts 40 feet on the west side of Lewis Street and runs back between parallel lines 120 feet to a 12 foot alley.

Being the same property conveyed to Edward H. Henley, Ill by Warranty Deed from John Emmet Stevenson, Trustee of the Stevenson Trust No. 4, dated 08/29/2014, of record in Instrument 20140902-0079714, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pillars Development, LLC by Quitclaim Deed from Edward H. Henley, Ill, dated 12/29/2014, of record in Instrument 20141231-0119309, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Home Equity Options, LLC, by Warranty Deed dated January 16, 2024 from Pillars Development, LLC, a Tennessee Limited Liability Company, recorded January 24, 2024 in Instrument No. 20240124-0004466 in the Register's Office.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 3rd 2025 (date of document)

Regina Sullo

Affiant Signature

7/3/25

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 9th day of July, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

