RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-33129-25

Karen Johnson Davidson County
Batch# 1320826 DEEDWARR
09/10/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250910-0072427

WARRANTY DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of Sept. 2025.

NOTARY PUBLIC

My commission expires: 1-22-29

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
Chapman Team Properties, LLC **3632 SE Tater Peeler Rd** **Lebanon, TN 37090**	Same address as new owner	087-02-0-031.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($250,000.00) 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, **MELISSA ANN RICHTER, MARRIED AND JAMES DAVID MCELROY, MARRIED** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHAPMAN TEAM PROPERTIES, LLC**, 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. 37 on the Plan of New Hope Meadows, Phase 1, First Revision, of record in Book 6900, Page 653, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melissa Ann Richter and James David McElroy from Melissa Ann Richter, Executrix of the Estate of Sherri Ann McElroy, by Executor Deed dated June 5, 2025, and recorded June 10, 2025, in Instrument Number 20250610-0045375, said Register's Office. Estate probated in Wilson County, Tennessee Probate Court in Docket No. 2025-PR-46.

Being the same property conveyed to Sherrie A. McElroy from James R. McElroy, by Quitclaim Deed dated August 16, 1995, and recorded September 8, 1995, in Book 9788, Page 749, said Register's Office, pursuant to a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, on September 8, 1995, in Docket No. 94D-3086.

Grantors covenants with Grantee that Grantors owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

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: 4612 Raccoon Trail, 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 8 day of September, 2025

GRANTOR(S)

James David McElroy

Melissa Ann Richter

STATE OF TENNESSEE
COUNTY OF Davidson .

Personally appeared before me, a Notary Public, James David McElroy and Melissa Ann Richter, 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 8 day of Sept. 2025.

Notary Public

Shannon ONeill

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 9/8/25 (date of document).

Jennifer L. Pennell

9/9/25

Date

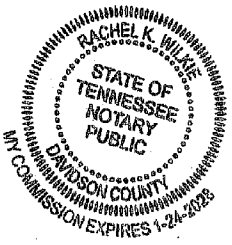
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/9, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal