Karen Johnson Davidson County
Batch # 1324588 DEEDWARR
09/22/2025 10:36 50 AM 2 pgs
Fees $13 00 Taxes $1,073 00
20250922-0075458

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2025.

Tracey Perry
Notary Public
MY COMMISSION EXPIRES: 5-9-26
File No. G25-24033

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Curtis Chapkowski (NAME)	NEW OWNER (NAME)	052-13-0A-012-00
2727 Penn Meade Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Derek Daniel White, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis Chapkowski, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 12, as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office, Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase I of record in Book 6900, page 671, Register's Office, Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Derek Daniel White and Jessica E. Hardin, unmarried person by Warranty Deed from Tracy Norville, Executor, Forest M. Norville Estate of record in Instrument No. 20060125-0009683 Register's Office for Davidson County, Tennessee, dated January 24, 2006 and recorded on January 25, 2006.

Further being the same property conveyed to Derek Daniel White by Quitclaim Deed dated June 20, 2012 from Jessica E. Hardin, recorded July 13, 2012, in Instrument Number 20120713-0061808, in the Register's Office of Davidson County, Tennessee. This is not nor ever been the marital residence of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2727 Penn Meade Dr, Nashville, TN 37214.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 19th day of September, 2025.

Derek Daniel White

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

On this 19th day of September, 2025, before me personally appeared Derek Daniel White, 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 19th day of September, 2025.

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 5/2/29

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066