2025-1754-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1331178 DEEDWARR
10/07/2025 12:33:30 PM 2 pgs
Fees: $13.00 Taxes: $583.86
20251007-0080008

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $157,800.00.

Angela Morrow
Affiant

Subscribed and sworn to before me this 6 day of October, 2025

Linda M Smith
Notary Public
My Commission expires: 2/7/2026
(Affix Seal)

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sea Rock Trust dated August 4, 2023	Sea Rock Trust dated August 4, 2023	142-15-0C-159-00
230 Ridgewater Way	230 Ridgewater Way	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terry A. Chappell, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Justin Rogers, Trustee of Sea Rock Trust dated August 4, 2023**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 159 in Breckenridge, A Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, page 45, Register's Office for Davidson County, Tennessee along with an undivided interest in the Common Elements as specified therein, and subject to all terms, covenants and conditions set forth in such Master Deed.

BEING the same property conveyed to Lewis F. Joslin, III and Terry A. Chappell, by Warranty Deed dated April 28, 1986, from Steve Hulen and wife, Janice D. Hulen and John R. Hulen and wife, Jo Ann Hulen, of record in Book 6846, Page 460, Register's Office for Davidson County, Tennessee. Further conveyed to Lewis F. Joslin, III and Terry A. Chappell by Quitclaim from George O. Albright, Trustee, of record in Book 9975, page 155, said Register's Office. Further conveyed to Lewis F. Joslin, III and Terry A. Chappell, to each for life and remainder in the survivor thereof, from George O. Albright, Trustee of record in Book 10379, page 936, said Register's Office. The said Lewis F. Joslin, III, having since died on April 16, 1997, leaving his interest to Terry A. Chappell by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **Subject to the Master Deed, recorded in Book 6808, Page 45 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **159 Hicks Road, Nashville, TN 37221.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 6th day of October, 2025.

Terry A. Chappell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry A. Chappell,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 6th day of October, 2025.

Notary Public
My commission expires 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 10/6/2025 (date of document).

Affiant Signature
Date **10/6/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202510070080008