WARRANTY DEED

File #25-365

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,500 00

Ashley Chupin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-01416

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ashley E Chupin	OLD NATIONAL BANK	151-10-0A-278 00-CO
(NAME)	(NAME)	
1416 Chesterbrook Court	ONE MAIN STREET	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	EVANSVILLE, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Kimberly S. Groom, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley E. Chupin, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No 203 on the Plan of Phase 3, Villages of Long Hunter, PUD of record in Plat at Instrument No. 20030707-0093205, 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 Kimberly S. Groom and Donald L. Groom, as joint tenants in common with a right of survivorship by Warranty Deed from Christopher G Watson, Stephanie Watson, F/K/A Stephanie Scott, and Danny G. Watson and Ann R Watson, husband and wife of record in Instrument No 20130731-0079671 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 31, 2013 Donald L Groom having since died on or around May 02, 2024, leaving Kimberly S Groom as surviving tenant by the entirety

This property is not the homestead or current residence of the grantor

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

unimproved
This is improved property, known as 1416 Chesterbrook Court, Nashville, TN 37013
(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 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. 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

Karen Johnson
Batch # 1333236
10/10/2025 03 02 00 PM
Fees $13 00 Taxes $1,296 85

Davidson County
DEEDWARR
2 pgs

20251010-0081295

Witness my hand this 8th day of October, 2025

Kimberly S. Groom

STATE OF New York
COUNTY OF Clinton

On this 8th day of October, 2025, before me, the undersigned, a remote online Notary Public of said County and State, personally appeared, by audio-visual communication, Kimberly S Groom, 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 and office this 8th day of October, 2025

Notary Signature
My commission expires 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 10/8/25

Affiant Signature October 9, 2025

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 9th day of October, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028