Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
[illegible] Clifton Hills Blvd , Suite 130

20251379R

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,150,000 00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2025

Notary Public

My commission expires _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson
Batch # 1341557
11/03/2025 11 24 32 AM
Fees $13 00 Taxes $4,255 00

Davidson County
DEEDWARR
2 pgs

20251103-0087328

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Information for Reference Purposes
Steven Chapman	Steve Chapman	**131-15-0-023**
4719 Granny White Pike	120 Willadel Drive	
Nashville, TN 37220	Belleair, FL, 33756	

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, WE,

Ralph E. Wesley and Julia A. Wesley, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Chapman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, TN, being Lot No 2 on the Revised Division of the Agnes Russell Property, of record in Book 3842, Page 246, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Ralph E Wesley and wife, Julia A Wesley by Warranty Deed from Agnes Akin Russell, unmarried of record in Book 11066, Page 61, Register's Office for Davidson County, Tennessee, dated August 10, 1998 and recorded on August 14, 1998

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee

This is improved (_X_) unimproved (____) property known as 4719 Granny White Pike, Nashville, TN 37220

[signatures appear on the following page]

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), their heirs and 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), 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

WITNESS MY/OUR HANDS EFFECTIVE AS OF 31st day of October, 2025

Ralph E Wesley

Julia A Wesley

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ralph E. Wesley and Julia A Wesley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this the 31st day of October, 2025

My Commission Expires 5/13/28

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH
WILLIAMSON COUNTY