Karen Johnson Davidson County
Batch# 1342415 DEEDWARR
11/06/2025 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251106-0088439

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$375,000.00**

Subscribed and sworn to before me this 30 day of October, 2025.

Notary Public
My Commission Expires: 1/31/26

Affiant

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jacob Estes **1308 Riverside Drive** **Nashville, TN 37206**	Same as New Owner	**083-03-0-132.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Catherine H. Harmond, as Executrix of Estate of Joe Ann Chapman and Catherine H. Harmond, individually**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jacob Estes, a single man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14, as shown on the map entitled Map Showing Subdivision for Mrs. Minnie E. Martin's Subdivision of Lot No. 58 and part of Lot No. 59, Brownsville, of record in Plat Book 547, page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL CHAPMAN AND WIFE, JOE ANN CHAPMAN, by deed from BONNY LEWIS HIGGINS AND WIFE, BILLIE FRANCES HIGGINS, of record in Book 4097, Page 356, dated January 20, 1967, said Register's Office. PAUL CHAPMAN died on or about January 14, 2025, leaving JOE ANN CHAPMAN as surviving tenant by the entirety.

JOE ANN CHAPMAN died testate on or about May 1, 2025. Pursuant to the terms of her Will of record in Docket No. 25P1484, in the 20th Judicial District for the State of Tennessee, Seventh Circuit Court, Nashville, Davidson County, Probate Division, the Executrix, Catherine H. Harmond, has authority to sell the real property.

This is improved property known as: 1308 Riverside Drive, Nashville, TN 37206

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 30 day of October, 2025.

Estate of Joe Ann Chapman

Catherine H Harmond, Executrix
By: Catherine H. Harmond, Executrix

Catherine H Harmond
Catherine H. Harmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of October, 2025, before me, Devin F. Park, personally appeared Catherine H. Harmond, Personal Representative of the **Estate of Joe Ann Chapman administered in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 25P1484)**, 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 and who further acknowledged that they are the Personal Representative(s) of the **Estate Joe Ann Chapman, as appointed by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 25P1484)**, and is authorized to execute this Instrument as the Personal Representative(s) on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 30 day October, 2025.

DevinPark
NOTARY PUBLIC
My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park a Notary Public in and for said County and State, **Catherine H. Harmond,** the within named Bargainors, 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 official seal at Goodlettsville, Tennessee this the 30 day of October, 2025.

My Commission Expires: 1/31/26

DevinPark
NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **10/30/2025** [DATE].

AFFIANT SIGNATURE

10/30/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **30th** day of **October**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

