RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-35788-25

Karen Johnson Davidson County
Batch# 1362964 DEEDWARR
12/30/2025 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20251230-0103624

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of Dec. 2025.

NOTARY PUBLIC

My commission expires: 1/22/29

SHANNON ONEIL TIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Crowley Josephson and Courtney Shea Parker 4612 Raccoon Trl Hermitage, TN 37076	Same address as new owner	087-02-0-031.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY SEVEN THOUSAND AND 00/100 Dollars ($457,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHAPMAN TEAM PROPERTIES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW CROWLEY JOSEPHSON AND COURTNEY SHEA PARKER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of New Hope Meadows, Phase 1, First Revision of record in Book 6900, Page 653, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chapman Team Properties, LLC from Melissa Ann Richter, married and James David McElroy, married, by Warranty Deed dated September 8, 2025, and recorded September 10, 2025, in Instrument Number 20250910-0072427, said Register's Office.

Being the same property conveyed to Melissa Ann Richter and James David McElroy from Melissa Ann Richter, Executrix of the Estate of Sherri Ann McElroy, by Executor Deed dated June 5, 2025, and recorded June 10, 2025, in Instrument Number 20250610-0045375, said Register's Office. Estate probated in Wilson County, Tennessee Probate Court in Docket No. 2025-PR-46.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4612 Raccoon Trail, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22 day of December, 2025.

GRANTOR(S)

Chapman Team Properties, LLC,
a Tennessee Limited Liability Company

By: _____, Member (SEAL)
Wylie Chapman, Member

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public, of the state and county mentioned, personally appeared Wylie Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Chapman Team Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Wylie Chapman, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and seal, this the 22 day of Dec. 2025.

_____
Notary Public

Shanna O'Neill
Printed Notary Name

My commission expires: 1/22/29



True Copy Certification

I, Yvette Meldrum, 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 Dec 22, 2025.

Affiant Signature YM

Dec 22, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of Dec 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY