Karen Johnson
Batch # 1385007
02/24/2026 02:19:42 PM
Fees: $13.00 Taxes: $1,849.63

Davidson County
DEEDWARR
2 pgs

20260224-0014686

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason David Graumlich and Jessi Gunter	Same as New Owner's	015-00-0-302
(NAME) 2721 Union Hill Rd	(NAME)	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080 (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, WE,

BEVERLY CHESSOR AND RITCHIE CHESSOR, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON DAVID GRAUMLICH, AN UNMARRIED MAN, AND JESSI GUNTER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR 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 all of Lot 2 on the plat of David Arrington Property Union Hill Road, of record in Instrument No. 20130315-0025830, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more exact legal description.

Beverly Chessor and Ritchie Chessor, wife and husband

Being the same property conveyed to Beverly Chessor and Ritchie Chessor, wife and husband by Deed dated December 28, 2018 from Randy Flynn and wife, Julie Flynn, recorded December 31, 2018, in Instrument Number 20181231-0126279, in the Official Records of Davidson County, Tennessee.

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.

This *Improved* property is commonly known as: 2721 Union Hill Road, Joelton, TN 37080

LT&E File #22822

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-UNION 26-2721

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

Witness my/our hand(s) this 31 day of Jan, 2026.

Beverly Chessor

Ritchie Chessor

STATE OF GA
COUNTY OF Gordon

On this 31 day of Jan, 2026 before me, a notary public, personally appeared Beverly Chessor, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

BRIJESH PATEL NOTARY PUBLIC GORDON COUNTY, GEORGIA My Commission Expires 4th of January, 2030

Notary Public
My Commission Expires: 4th Jan 2030

STATE OF GA
COUNTY OF Gordon

On this 31 day of Jan, 26 before me, a notary public, personally appeared Ritchie Chessor, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

BRIJESH PATEL NOTARY PUBLIC GORDON COUNTY, GEORGIA My Commission Expires 4th of January, 2030

Notary Public
My Commission Expires: 4th Jan 2030

LT&E File #22822