Karen Johnson Davidson County
Batch# 1398565 DEEDWARR
03/27/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260327-0024473

20261060R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this the 25th day of March, 2026. Linzie Hahn 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

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
John T. Chapman and Scott Chapman	New Owner	**063-16-0A-023-00**
1764 Aaronwood Drive		
Old Hickory, TN 37138		

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,

Jun Woo Bang and Alexis C. Clark k/n/a Alexis C. Bang, husband and wife

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

John T. Chapman, married, and Scott Chapman, unmarried, as tenants in common with rights of survivorship

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, Tennessee, being Lot No. 53, on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Book 6900, Pages 550, 551 and 552, and Certificate of Corrections of record in Book 7462, Page 445 and Book 8110, Page 401, and by an Amendment to Change Name of record Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jun Woo Bang and Alexis C. Clark, husband and wife by Warranty deed from Jay Juday and wife, Karen Juday of record in Instrument No. 20210816-0110106 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 16, 2021. (Value of consideration shown in aforementioned deed $350,000.00.)

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 1764 Aaronwood Drive, Old Hickory, TN 37138.

[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 ~~18th~~ 25TH day of March, 2026:

Jun Woo Bang

Alexis C. Clark k/n/a Alexis C. Bang

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Jun Woo Bang and Alexis C. Clark, k/n/a Alexis C. Bang, 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 18th day of March, 2026.

My Commission Expires: 5/13/28

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 3/25/26.

Date

L Hahn

Affiant Signature

3/25/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 25th day of March, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028