Karen Johnson Davidson County
Batch# 1415517 DEEDWARR
05/05/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20260505-0039985

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8813-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2026.

Notary Public
My Commission Expires: 7-3-29

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maricela Gonzalez-Hernandez Alan Emmanuel Gonzalez 3715 Folkstone Drive Antioch, TN 37013	New Owner	150-04-0-060

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joyce Chapman, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Maricela Gonzalez-Hernandez, unmarried and Alan Emmanuel Gonzalez, unmarried, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Landi n Davidson County, Tennessee, being all of Lot No. 35B, Section One-A, Chelsea of Priest Lake, Zone Lot Division, Lots 32 thru 36, according to survey and plat of same appearing of record in Book 6250, page 35, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Joyce Chapman, unmarried by Quitclaim Deed from Gale H. Chapman III, unmarried and Marnie Chapman Taylor, married, dated February 9, 2024, recorded February 9, 2024, of record in Instrument No. 20240209-0009261, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Joyce Chapman, unmarried and Gale H. Chapman III, married and Marnie Chapman Taylor, married, as tenants in common with right of survivorship by Quitclaim Deed from Joyce Chapman, unmarried and Gale H. Chapman III, married and Marnie Chapman Taylor married, dated February 12, 2019, recorded February 21, 2019, of record in Instrument No. 20190221-0015941, said Register's Office.

This is improved property located at: **3715 Folkstone Drive, Nashville, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2026.

GRANTOR:

Joyce Chapman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joyce Chapman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2026.



Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Holly A. Mason, 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 May 1, 2026.

Affiant Signature

5/1/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026