Karen Johnson Davidson County
Batch# 1422805 DEEDWARR
05/20/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,938.43
20260520-0045499

WARRANTY DEED	STATE OF Tennessee COUNTY OF Robertson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of May, 2026 . Notary Public My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Joseph Daniel Chapdelaine	**NEW OWNER**	041-16-0-013.00
1148 Tuckahoe Drive		
Nashville, TN 37207		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Wesley Horton and Susanne M. Horton, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Daniel Chapdelaine, Unmarried Man, 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 Lot No. 120 on the Plan of Section V, Bellshire Estates, of record in Plat Book 2133, page 114, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Fronting 90 feet on the northwesterly side of Tuckahoe Drive and running back on its northerly side 409.1 feet an on its southerly side on a broken line measuring 479.3 feet, to a dead line in the rear measuring 50 feet.

Being the same property conveyed to Wesley Horton and Susanne M. Horton, husband and wife by Deed from L&L TN R, LLC, a Wyoming limited liability company, dated 6/16/25 and filed for record in Instrument No. 20250624-0049566, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 202605200045498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 2133, Page 114, said Register's Office.

Subject to Restrictive Covenants of record in Book 2294, Page 346, as amended in Book 4476, Page 565 and Book 6399, Page 1, said Register's Office.

Subject to Utility Easement of record in Book 2343, Page 395, said Register's Office.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 1148 Tuckahoe Drive, Nashville, TN 37207

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 hand this 15th day of May, 2026.

Wesley Horton

Susanne M. Horton by Wesley Horton, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of May, 2026, before me personally appeared Wesley Horton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2026.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wesley Horton as Attorney-in-Fact for Susanne M. Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of May, 2026.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Christina Higgins, 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 5/15/2026.

Date

Affiant Signature

5/15/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15TH day of MAY, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029