Karen Johnson Davidson County
Batch# 1441966 DEEDWARR
07/02/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20260702-0060123

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-26-2744

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2026

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristen Olivia Chaplin and Patrick Gregory Chaplin 1228 Bending Creek Drive Nashville, TN 37013	Lending Hand Mortgage, LLC 510 Lentz Drive Madison, TN 37115	173-15-0A-058.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Becky Melek, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Olivia Chaplin and Patrick Gregory Chaplin, wife and husband

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. 58 on the Plan of Final Plat of Mill Run Subdivision, Phase 1 of record in Plat Book 11700, Page 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mike Melek and Becky Melek, husband and wife by Warranty Deed from Kamiran Abdalrahman and Berivan Tahsin Mhsen, husband and wife of record in Instrument No. 20171229-0132162 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on December 29, 2017. Mike

Melek having since died on or about September 20, 2022, leaving Becky Melek surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1228 Bending Creek Drive, Nashville, TN 37013

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 so 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.

Dated this the 30th day of June, 2026.

Becky Melek

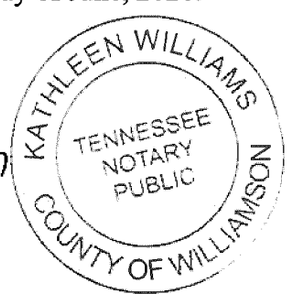
Becky Melek

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of June, 2026, before me personally appeared Becky Melek, 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 30th day of June, 2026.

Notary Signature
My commission expires: 5.10.27



Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/26.

Affiant Signature – Joshua A. Terry

7/1/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/1/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27