WARRANTY DEED

Karen Johnson Davidson County
Batch# 1467813 DEEDWARR
09/03/2026 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20260903-0081806

File #26-JJ-0600-A

(SEAL)

JACKSON NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Chapman and Ashley Chapman	**FedEx Employees Credit Association Federal Credit**	
(NAME)	(NAME)	
600 Elaine Drive	**2731 Nonconnah Boulevard**	**133 13 0 027.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Memphis, TN 38132**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

MINA F. NORDNESS, AN UNMARRIED PERSON, AND MATTHEW J. NORDNESS, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GREGORY CHAPMAN AND ASHLEY CHAPMAN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 636, on the Plan of SECTION SEVEN, CALDWELL HALL, of record in Plat Book 3300, Page 19, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mina F. Mirhoseini, an unmarried woman and Matthew J. Nordness, an unmarried man, by Warranty Deed from Karl Hamilton, a married man, of record in Instrument No. 20170623-0063291, in the Register's Office of Davidson County, Tennessee, dated June 22, 2017 and recorded on June 23, 2017. The said Mina F. Mirhoseini and Matthew J. Nordness, having subsequently married, the said Mina F. Mirhoseini is now known as Mina F. Nordness or Mina Nordness. The said Mina F. Nordness and Matthew J. Nordness having since divorced per Final Decree of Divorce of record in Docket No. 25D1095, in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN, CALDWELL HALL, as recorded in Plat Book 3300, Page(s) 19.
* Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3279, Page 458.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **600 Elaine Drive, Nashville, TN 37211**.

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 hand this the 20TH day of August, 2026.

Mina F. Nordness

STATE OF NORTH CAROLINA

COUNTY OF ONSLOW

On this 20TH day of August, 2026, before me personally appeared Mina F. Nordness, 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 20TH day of August, 2026.

Notary Signature
My commission expires: 07/02/2028

Julianne Fine
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires July 2, 2028

Witness my hand this the 18 day of August, 2026.

Matthew J. Nordness

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

On this 18 day of August, 2026, before me personally appeared Matthew J. Nordness, 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 18 day of August, 2026.

Linda Tymann
Notary Signature
My commission expires: 2-10-2030

LINDA TYMANN
Notary Public - North Carolina
Orange County
My Commission Expires Feb 10, 2030

True Copy Certification

I, **Jodi Jackson,** 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 this the 18 day of August, 2026.

Affiant Signature
Date 8/27/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027