Karen Johnson Davidson County
Batch# 1472542 DEEDWARR
09/15/2026 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20260915-0085445

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755217**	STATE OF TENNESSEE) COUNTY OF MONTGOMERY) The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2026. Notary Public My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Trina K. DeSoto 2527 Miami Ave Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 052-13-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack R. Chappell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trina K. DeSoto , a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10, as shown on the map entitled Map of McCauley's Subdivision of Part of Lot 7 in the Subdivision of the Robert Young Farm, known as the Woodale Grove Plan, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jack R. Chappell by Warranty Deed from Larry A. Glenn and wife, Bonnie M. Glenn, dated the 24th day of February, 2021, recorded on the 26th day of February, 2021, in Instrument No. 20210226-0024671, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McCauley's Subdivision of Part of Lot 7 in the Subdivision of the Robert Young Farm, known as the Woodale Grove Planas recorded in Plat Book 547, Page 123.

Agreement for Dedication of Easement, recorded in Book 10710, Page 155.

Subject to Cumberland River water rights.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of September, 2026.

Jack R. Chappell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack R. Chappell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 10, 2026

Affiant Signature

15th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028